



THIS SPACE RESERVED FOR

2018-010768

Klamath County, Oregon

09/05/2018 01:23:01 PM

Fee: \$87.00

After recording return to:

Solomon Gibeau

407 N 9th Street

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Solomon Gibeau

407 N 9th Street

Klamath Falls, OR 97601

File No. 247519AM

STATUTORY WARRANTY DEED

Phillip M. Squibb,

Grantor(s), hereby convey and warrant to

Solomon Gibeau, an unmarried man,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at a point 360 feet North 51°15' West of a point which is 60 feet North 38°45' East of the Northeast corner of Block 12 in the City of Klamath Falls, (formerly Linkville); thence North 51°15' West 50 feet; thence North 38°45' East 120 feet; thence South 51°15' East 50 feet; thence South 38°45' West 120 feet to the place of beginning, being situated in the Southwest quarter of the Southeast quarter of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being a portion of what is commonly known as Lots 3 and 4 of Block 51, NICHOLS ADDITION to the City of Klamath Falls, Oregon.

TOGETHER WITH that portion of vacated alley which inured thereto.

The true and actual consideration for this conveyance is \$175,000.00.

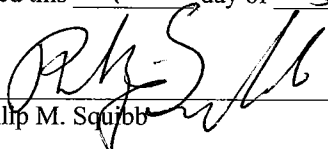
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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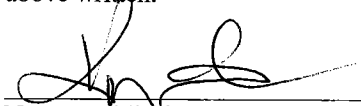
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4th day of September, 2018.


Phillip M. Squibb

State of Oregon } ss
County of Klamath }

On this 4th day of September, 2018, before me, Kathleen Antoinette Maynard
a Notary Public in and for said state, personally appeared Phillip M. Squibb, known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11/7/22

