



THIS SPACE RESERVED FOR

2018-010890

Klamath County, Oregon

09/07/2018 11:39:01 AM

Fee: \$87.00

After recording return to:

Karen M. Harris

168 S Third Ave

Chiloquin, OR 97624

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

Karen M. Harris

168 S Third Ave

Chiloquin, OR 97624

File No. 249042AM

STATUTORY WARRANTY DEED

William E. Erlei and Nadine F. Erlei, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Karen M. Harris,

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:

Lots 27 and 28, Block 4, ORIGINAL TOWN OF CHILOQUIN, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of Lot 27 conveyed by instrument recorded May 26, 1983 in Volume M83 at Page 8277, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

The North 20 feet of Lot 27, Block 4, ORIGINAL CITY OF CHILOQUIN, in the County of Klamath, State of Oregon, being the 20 foot portion of Lot 27 that is parallel and adjacent to Lot 26 of said Block 4.

The true and actual consideration for this conveyance is \$62,000.00.

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.

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 6 day of September, 2018.

Nadine Erlei
Nadine Erlei *F.

William E. Erlei
William Erlei *E.

State of Oregon } ss
County of Klamath }

On this 6 day of September, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared William E. Erlei and Nadine F. Erlei, 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.

Melissa R Bland
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022

