



THIS SPACE RESERVED FOR RE

2018-012163

Klamath County, Oregon

10/04/2018 10:08:00 AM

Fee: \$87.00

After recording return to:

Jennifer Ramirez

4659 Denver Ave

Klamath Falls, OR 97603

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

Jennifer Ramirez

4659 Denver Ave

Klamath Falls, OR 97603

File No. 256158AM

STATUTORY WARRANTY DEED

Ellen Kinser,

Grantor(s), hereby convey and warrant to

Jennifer Ramirez,

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:

A piece or parcel of land situate in the North half of the Southeast quarter of the Northwest quarter of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and as marked on the ground by an iron pin driven therein, bears South 89° 44 1/2' West along said roadway centerline 1682.3 feet to a point in West boundary of said Section 11, and North 0° 13 ' West 1662.5 feet to the said Section corner, and running thence North 0°01' West 331.2 feet to a point in Northerly boundary of the said N1/2 SE1/4 NW1/4 of Section 11; thence North 89° 47' East along said boundary line 65.7 feet; thence South 0° 01' East 331.15 feet, more or less, to an intersection with center line of the above mentioned roadway; thence South 89° 44 1/2' West along said roadway centerline 65.7 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$80,000.00.

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 18 day of Sept, 2018.

Ellen Kinser
Ellen Kinser

State of Arizona } ss
County of Pima }

On this 18 day of September, 2018, before me, Diane A. Reyes a Notary Public in and for said state, personally appeared Ellen Kinser 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.

Diane A. Reyes
Notary Public for the State of Arizona
Residing at: Pima County
Commission Expires: 04/29/2020

