



THIS SPACE RESERVED FOR

**2018-012195**

**Klamath County, Oregon**

**10/04/2018 02:27:00 PM**

**Fee: \$87.00**

After recording return to:

Hannah M. Angell and Nicholas R. Angell

2827 Summers Lane

Klamath Falls, OR 97603

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

Hannah M. Angell and Nicholas R. Angell

2827 Summers Lane

Klamath Falls, OR 97603

File No. 255005AM

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### STATUTORY WARRANTY DEED

**Kelly Perkins,**

Grantor(s), hereby convey and warrant to

**Hannah M. Angell and Nicholas R. Angell, as Tenants by the Entirety**

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 parcel of land situate in the SW1/4 of the SW1/4 of Section 2, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**The South 50 feet of the following described property: Commencing at a point 800 feet North of the Southwest corner of Section 2, Township 39 South, Range 9, East of the Willamette Meridian; thence running East 238 feet; thence North 100 feet; thence West 238 feet to the West line of said Section 2; thence South 100 feet to the place of beginning.**

**EXCEPTING THEREFROM the Westerly 30 feet conveyed to Klamath County for road purposes.**

The true and actual consideration for this conveyance is \$114,000.00.

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 1 day of October, 2018

Kelly Perkins  
Kelly Perkins

State of OR } ss  
County of Deschutes }

On this 1 day of October, 2018, before me, Renae Ross-Kramb Notary Public in and for said state, personally appeared Kelly Perkins, 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.

Renae Ross-Kramb  
Notary Public for the State of OR  
Residing at: OR  
Commission Expires: 1/22/21

