



THIS SPACE RESERVED FOR

2018-012212

Klamath County, Oregon

10/05/2018 09:22:00 AM

Fee: \$87.00

After recording return to:

William W. Eaton

6714 Cottage Ave

Klamath Falls, OR 97603

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

William W. Eaton

6714 Cottage Ave

Klamath Falls, OR 97603

File No. 259804AM

STATUTORY WARRANTY DEED

C 9 Associates, LLC, an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

William W. Eaton,

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:

PARCEL 1:

The Westerly 35 feet of Lot 1 and the Easterly 7 1/2 inches of Lot 2 in Block 14 of ORIGINAL TOWN OF LINKVILLE (now City of Klamath Falls), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the City of Klamath Falls by Quitclaim Deed recorded February 11, 1925 in Volume 65 page 308, Klamath County Deed Records.

PARCEL 2:

The Easterly 35 feet of Lot 2 in Block 14 of ORIGINAL TOWN OF LINKVILLE (now City of Klamath Falls), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the most Easterly 7 1/2' inches thereof.

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Klamath Falls. by Quitclaim Deed Recorded February 11, 1925 in Volume 65 page 305, Klamath County Deed Records.

The true and actual consideration for this conveyance is \$125,000.00.

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 4 day of October, 2018.

C9 Associates, LLC, an Oregon Limited Liability Company

By: [Signature]
David S. Drew, Managing Member

State of Oregon } ss
County of Klamath }

On this 4th day of October, 2018, before me, Heather Sciurba a Notary Public in and for said state, personally appeared David S. Drew, Managing Member of C9 Associates, LLC 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

