



THIS SPACE RESERVED FOR

**2018-012266**

**Klamath County, Oregon**

**10/05/2018 02:38:00 PM**

**Fee: \$92.00**

After recording return to:

Robert J. Narramore and Tamra J. Mason Narramore

7406 Andrew Dr

Klamath Falls, OR 97603

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

Robert J. Narramore and Tamra J. Mason Narramore

7406 Andrew Dr

Klamath Falls, OR 97603

File No. 258166AM

---

### STATUTORY WARRANTY DEED

**Thomas C. Dickert and Maria I. Dickert, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Robert J. Narramore and Tamra J. Mason Narramore, 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:

**Please see attached Exhibit "A"**

The true and actual consideration for this conveyance is \$315,000.00.

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.**

92

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

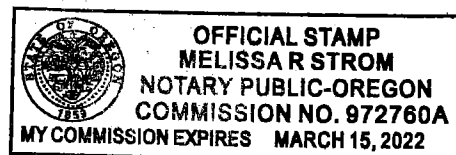
Thomas C. Dickert  
Thomas C. Dickert

Maria I. Dickert  
Maria I. Dickert

State of Oregon } ss  
County of Klamath }

On this 4 day of October, 2018, before me, Melissa R Strom a Notary Public in and for said state, personally appeared Thomas C. Dickert and Maria I. Dickert, 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 Strom  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 15, 2022



## EXHIBIT "A"

The following described real property situated in Klamath County, Oregon.

A portion of that tract of land recorded in Volume 287 page 162, Deed Records of Klamath County, Oregon, described therein as being located in the N1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said portion of land being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of above tract of land, which corner is monumented with an iron axle, with gear attached; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (surv. Kap) at angle point on the West boundary of above said tract of land, and being the true point of beginning of this description; thence South 42 degrees 13' 19" East 50.04 feet; thence North 53 degrees 54' 30" East 50.00 feet; thence along the arc of a 50.00 foot radius curve to the right, 78.54 feet (long chord bears South 81 degrees 05' 30" East 70.71 feet); thence North 53 degrees 54' 30" East 262.68 feet, more or less, to the Southwesterly right of way boundary of Greensprings Drive (County Road); thence along said boundary on the following three courses: (1) along the arc of a 4 degree curve to the left, 42.60 feet (long chord bears North 42 degrees 28' 40" West 42.59 feet) (2) North 43 degrees 17' West 299.60 feet (3) along the arc of a 15 degree curve to the left 88.12 feet (long chord bears North 51 degrees 07' 30" West 87.85 feet to an iron rod on the West boundary of aforesaid tract of land); thence along said South 6 degrees 56' West 444.10 feet, more or less to the true point of beginning of this description.

Also a 50.00 foot roadway traversing on, over and across the above mentioned tract of land recorded in Volume 287 page 162, Deed Records of Klamath County, Oregon for purpose of ingress and egress to and from that portion of tract of land particularly described above; the centerline of aforementioned 50.00 foot roadway being particularly described as follows:

Beginning at the quarter section corner at the center of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which corner is marked with an iron axle, with gear attached; thence North 89 degrees 30' West along the centerline of Section 5, a distance of 340.24 feet, more or less, to the Easterly right of way boundary of Riverside Street (County Road); thence along said right of way boundary North 19 degrees 42' East 70.56 feet and North 16 degrees 48' East 76.44 feet to the true point of beginning of this description; thence South 73 degrees 12' East 20.55 feet; thence along the arc of a 50.00 foot radius curve to the left 66.61 feet (long chord bears North 68 degrees 38' East 61.80 feet); thence North 30 degrees 28' East 139.15 feet; thence along the arc of a 115.00 radius curve to the right, 166.42 feet (long chord bears North 71 degrees 55' 30" East, 152.28 feet; thence South 66 degrees 37' East 258.39 feet; thence along the arc of an 86.05 foot radius curve to the left 106.14 feet (long chord bears North 78 degrees 02' 51" East 99.54 feet); thence along the arc of a 50.00 foot radius curve to the left, 68.77 feet (long chord bears North 3 degrees 18' 36" East 63.48 feet); thence North 36 degrees 05' 30" West 440.00 feet, more or less, to the boundary of that portion of tract of land aforesaid.

Also an easement, 16.00 feet in width along the Westerly boundary of aforesaid tract of land for utilities, as power, gas, water, telephone, etc., from the Southerly boundary thereof to the boundary of the portion particularly described herein above.