



THIS SPACE RESERVED FOR

2018-012537

Klamath County, Oregon

10/12/2018 01:46:01 PM

Fee: \$87.00

After recording return to:

Bryan L Oksen and Dawna D Oksen

6509 Scottsbluff Rd

Klamath Falls, OR 97601

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

Bryan L Oksen and Dawna D Oksen

6509 Scottsbluff Rd

Klamath Falls, OR 97601

File No. 256962AM

STATUTORY WARRANTY DEED

Joshua D. Cole,

Grantor(s), hereby convey and warrant to

Bryan L Oksen and Dawna D Oksen, 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:

That portion of Lots 1 and 2 in Block 69 of BUENA VISTA ADDITION to the City of Klamath Falls as adjusted by City of Klamath Falls Property Line Adjustment, No. 47-96, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1 in Block 69 of said plat; thence North 00°22'19" West along the East line of said Lot 1, 102.02 feet to a point marked by a 5/8" X 30" iron pin with Tru-Line Surveying, Inc., plastic cap and the true point of beginning; thence continuing North 00°22'19" West along the East line of said Lot 1, 107.70 feet to the Northeast corner of said Lot 1; thence West along the North line of said Lots 1 and 2, 108.53 feet to the Northwest corner of said Lot 2, marked by a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 00°06'51" West along the West line of said Lot 2, 107.69 feet to a point marked by a 5/8" X 30" iron pin with Tru-Line Surveying, Inc., plastic cap; thence South 89°53'09" East 109.44 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$115,000.00.

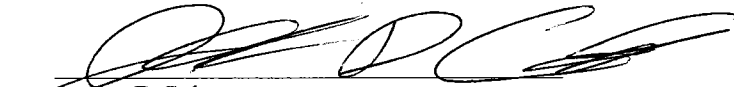
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

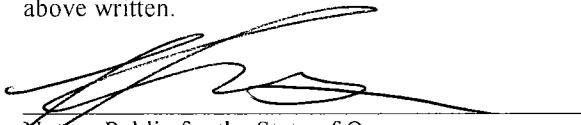
Dated this 11 day of October, 2018.


Joshua D Cole

State of Oregon}
County of Klamath County}

On this 11th day of October, 2018, before me, **Rosio V. Hernandez** a Notary Public in and for said state, personally appeared **Joshua D. Cole**, 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: Nov, 06, 2020

