



2018-012762

Klamath County, Oregon

10/18/2018 01:53:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Tyler Hock and Kimberly A. Schmidt

921 Prospect Street

Klamath Falls, OR 97601

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

Tyler Hock and Kimberly A. Schmidt

921 Prospect Street

Klamath Falls, OR 97601

File No. 259973AM

STATUTORY WARRANTY DEED

Linda M. Long,

Grantor(s), hereby convey and warrant to

Tyler Hock and Kimberly A. Schmidt, 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:

Lot 1, Block 18, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, and a portion of closed Roosevelt Street adjoining said lot, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Prospect Street, 42 feet Southerly along said line from its intersection with the Southerly line of Rose Street; thence continuing Southerly along said West line of Prospect Street a distance of 53.3 feet; thence North 78° 15' West 66 feet; thence North, parallel with Ninth Street a distance of 60 feet to the Northwesterly line of closed Roosevelt Street; thence Northeasterly along the North line of closed Roosevelt Street a distance of 4.6 feet; thence Southeasterly, parallel with Rose Street, 108.2 feet, more or less, to the place of beginning.

The true and actual consideration for this conveyance is \$103,000.00.

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 17 day of October, 2018.

Linda M. Long
Linda M. Long

State of Oregon } ss
County of Jackson }

On this 17 day of October, 2018, before me, Sandra Davis a Notary Public in and for said state, personally appeared Linda M. Long, 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: OR

Commission Expires: 11-9-19

