



THIS SPACE RESERVED FOR R

**2018-013008**

**Klamath County, Oregon**

**10/24/2018 02:33:01 PM**

**Fee: \$92.00**

After recording return to:

Kevin Powell

25750 Rocky Point Road

Klamath Falls, OR 97601

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

Kevin Powell

25750 Rocky Point Road

Klamath Falls, OR 97601

File No. 257598AM

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### STATUTORY WARRANTY DEED

**William E. Akins and DeAnn L. Akins,**

Grantor(s), hereby convey and warrant to

**Kevin Powell,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$241,000.00.

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:

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 23 day of October, 2018

William E. Akins  
William E. Akins

DeAnn L. Akins  
DeAnn L. Akins

State of Oregon } ss  
County of Klamath

On this 23 day of October, 2018, before me,  
Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared William E. Akins and DeAnn L. Akins, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/19/19

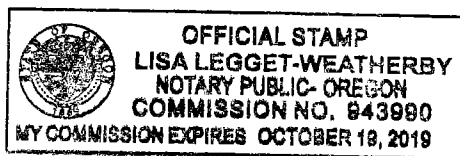


EXHIBIT 'A'

File No. 257598AM

A tract of land situated in the SW1/4 SW1/4 Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the Southwest corner of said Section 3; thence North 89°04' East along the South line of said Section 3 a distance of 662.5 feet to the Westerly line of "Pelican Acres" Subdivision; thence Northerly along the Westerly line of "Pelican Acres" Subdivision a distance of 30.3 feet to the Northwest corner thereof; thence Easterly along the Northerly line of "Pelican Acres" Subdivision a distance of 619.1 feet, more or less, to the Northeast corner thereof; said point being on the Westerly line of the Klamath Falls-Rocky Point Highway and said point being Northerly a distance of 17.8 feet measured along the Easterly line of "Pelican Acres" Subdivision from the South line of said Section 3; thence Northerly along the Westerly line of the Klamath Falls-Rocky Point Highway a distance of 312.2 feet; thence South 89°04' West parallel with the South line of said Section 3 a distance of 1281.5 feet, more or less, to the West line of said Section 3; thence South 0°24' East along the West line of said Section 3 a distance of 330.0 feet, more or less, to the point of beginning.