



THIS SPACE RESERVED FOR

2018-013275

Klamath County, Oregon

10/30/2018 02:47:01 PM

Fee: \$87.00

After recording return to:

Heather E. Harris

2912 Anchor Way

Klamath Falls OR 97601

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

Heather E. Harris

2943 Hope Street

Klamath Falls, OR 97603

File No. 261120AM

STATUTORY WARRANTY DEED

Steven A. Klus and Tamatha C. Klus, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Heather E. Harris,

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:

A portion of TRACT 22 GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 635 feet West and 156.6 feet North and thence East 100 feet from the Southeast corner of TRACT 22 of GIENGER'S HOME TRACTS, which point is also the Southeast corner of that certain parcel conveyed to Francis William Russ, et ux., by Klamath County Deed Volume 325, page 69; thence North along the East line of said parcel to the Northeast corner thereof; thence East at right angles a distance of 148 feet, more or less, to the East line of that certain parcel conveyed to Fred W. Russ, et ux., by Klamath County Deed Volume 109, page 345; thence South along the East line of said last mentioned parcel a distance of 100 feet, more or less, to the Southeast corner thereof; thence West along the South line of said parcel a distance of 148 feet, more or less, to the point of beginning.

PARCEL 2:

A portion of TRACT 22 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is on the East line of Hope Street, which point is 635 feet West and 156.6 feet North of the Southeast corner of TRACT 22 of GIENGER'S HOME TRACTS; thence East 100 feet to a point; thence North parallel to the East line of Hope Street 100 feet to a point; thence West 100 feet to a point on the East line of Hope Street which is 100 feet North of the point of beginning; thence South along said East line 100 feet to the point of beginning.

The true and actual consideration for this conveyance is \$145,000.00.

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:

87

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 29th day of October 2018.

[Signature]
Steven A. Klus

Tamatha C. Klus
Tamatha C. Klus

State of Oregon } ss
County of Klamath }

On this 29th day of October, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Steven A. Klus & Tamatha C. Klus, 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: 10-19-19

