



THIS SPACE RESERVED FOR

2018-013362

Klamath County, Oregon

11/01/2018 09:25:01 AM

Fee: \$92.00

After recording return to:

Brian E Lange

3949 Spicer Drive SE

Albany, OR 97322

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

Brian E Lange

3949 Spicer Drive SE

Albany, OR 97322

File No. 264117AM

STATUTORY WARRANTY DEED

Wesley Olson and Denise Olson,

Grantor(s), hereby convey and warrant to

Brian E Lange,

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'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-031BB-02700-000

R-2409-031BB-02700-000

The true and actual consideration for this conveyance is \$75,000.00.

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:

Return To:



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 Oct day of 30, 2018.

Wesley Olson
Wesley Olson

Denise Olson
Denise Olson

State of Arizona } ss
County of La Paz }

On this 30th day of October, 2018, before me, Amy M. McClenathan a Notary Public in and for said state, personally appeared, Wesley Olson and Denise Olson 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.

Amy M. McClenathan
Notary Public for the State of Arizona
Residing at: Parker
Commission Expires: Sept. 1st, 2021

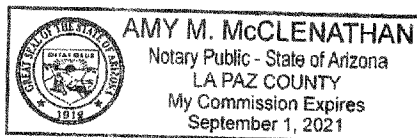


EXHIBIT 'A'

File No. 264117AM

PARCEL 1:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in the Southwesterly direction along the West line of Highway 97, 255 feet to the point of beginning meets and bound description of land herein conveyed: Thence Southwesterly continuing along Highway 97, 50 feet; thence in a Northwesterly direction at right angle to said highway 100 feet; thence in a Northeasterly direction parallel to said highway 50 feet: Thence in a Southeasterly direction at right angles to said highway 100 feet to place of beginning. Situated in Section 31, Township 24 South, Range 9 E.W.M., except that parcel of land which was deeded to the Oregon State Highway Commission in: Deed recorded February 18, 1943 in Volume 153 page 140, Records of Klamath County, Oregon.

PARCEL 2:

Commencing at a point 857.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in a Southwesterly direction along the West line of Highway 97, 305 feet; Thence Northwesterly 80 feet angle to the highway right of way to the point of beginning metes and bounds description of land herein conveyed: Thence Northwesterly 100 feet thence Northeasterly at right angles 50 feet: Thence Easterly 100 feet thence Southwesterly 50 feet, parallel Highway 97 to place of beginning, situated in Section 31, Township 24 South, Range 9 E.W.M.

PARCEL 3:

A parcel of land containing 0.12 acres, situate on the West side of U.S. Highway 97 in the NW1/4 NW1/4 of Section 31, T.24S., R.9.E.W.M., Klamath County, Oregon, and more particularly described as follows:

COMMENCING AT A POINT, a 2 1/2" brass-capped steel pipe at the intersection of the North Line of Section 31 and the NW line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW corner of Section 31 bears North 89° 04' 28" West 847.46 feet; THENCE along the NW line of said U.S. Highway 97, S 25° 16' 43" W 273.34 feet to the POINT OF BEGINNING, a #5 plastic-capped steel rod set along the NW line of U.S. Highway 97 and 50 feet from the centerline thereof; THENCE continuing along said NW line of U.S. Highway 97 S 25° 16' 43" W 29.75 feet to a point; THENCE along a line at right angles to U.S. Highway 97, N 64° 43' 17" W 180.00 feet to a point; THENCE along a line parallel with U.S. Highway 97, N 25° 16' 43" E 29.75 feet to a point, the original SW corner of Tax Lot 3700; THENCE along a line at right angle to U.S. Highway 97 and with the original S.W. Lines of Tax Lots 3700 and 3600, S 54° 43' 17" E 180.00 feet to the point of beginning.