



THIS SPACE RESERVED FOR

2018-013382  
Klamath County, Oregon  
11/01/2018 01:51:01 PM  
Fee: \$87.00

After recording return to:  
Jacob W. Arntz  
625 N 11th Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Jacob W. Arntz  
625 N 11th Street  
Klamath Falls, OR 97601  
File No. 260298AM

**STATUTORY WARRANTY DEED**

**Stuart Laudert,**

Grantor(s), hereby convey and warrant to

**Jacob W. Arntz,**

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:

**Beginning at a point on the East line of Eleventh Street at a point 40 feet Southeasterly from the most Westerly corner of Lot 5, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Thence Southeasterly along the East line of Eleventh Street 40 feet; thence Northeasterly at right angles to Eleventh Street 130 feet to the Easterly line of said Lot 6 in said Block 60; thence Northwesterly along the Easterly line of said Lot 6 a distance of 40 feet; thence Southwesterly at right angles to Eleventh Street 130 feet to the Easterly line of Eleventh Street, the point of beginning, being a portion of Lots 5 and 6 in said Block 60.**

The true and actual consideration for this conveyance is \$116,000.00.

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:

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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 30 day of October, 2018.

Stuart Laudert  
Stuart Laudert

State of Oregon } ss  
County of ~~Klamath~~ Wai  
CURRY

On this 30 day of October, 2018, before me, WANDA ANNETTE IVERSON a Notary Public in and for said state, personally appeared Stuart Laudert, 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.

Wanda Annette Iverson  
Notary Public for the State of Oregon wai  
Residing at: ~~Klamath~~ County Wai  
Commission Expires: 1/7/2022

