



THIS SPACE RESERVED FOR

2018-015358

Klamath County, Oregon

12/26/2018 02:05:01 PM

Fee: \$92.00

After recording return to:

Terry Sanders

2959 Country Club Dr

Costa Mesa, CA 92626

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

Terry Sanders

2959 Country Club Dr

Costa Mesa, CA 92626

File No. 269449AM

STATUTORY WARRANTY DEED

Susan M. Campbell,

Grantor(s), hereby convey and warrant to

Terry Sanders,

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 \$183,000.00.

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 20 day of December, 2018

Susan M. Campbell
Susan M. Campbell

State of Oregon } ss
County of Klamath }

On this 20 day of December, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Susan M. Campbell, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

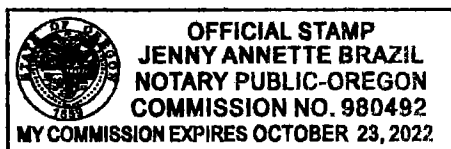


EXHIBIT 'A'

PARCEL 1:

The Northeasterly half of Lot 1, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 1 in Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls; thence in a Southwesterly direction along the South line of Earle Street a distance of 75 feet; thence at right angles to the last mentioned course and in a Southeasterly direction a distance of 50 feet to the line between Lots 1 and 2 of said Block 39 aforesaid; thence along said line between lots 1 and 2 in a Northeasterly direction 75 feet to the Southeasterly corner of said Lot 1 of said Block 39 aforesaid; thence in a Northwesterly direction along the Westerly line of Pacific Terrace 50 feet to the point of beginning.

PARCEL 2:

All that portion of Lot 2, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 2; running thence in a Southwesterly direction along the line between Lots 1 and 2 of said block, 75 feet; thence in a Southeasterly direction parallel with the Northeasterly line of said lot, 33 feet 4 inches; thence in a Northeasterly direction parallel with the Northwesterly line of said lot, 75 feet to the Southerly line of Pacific Terrace; thence Northwesterly 33 feet 4 inches to the place of beginning.