



THIS SPACE RESERVED FOR

2019-000102
Klamath County, Oregon
01/04/2019 09:26:01 AM
Fee: \$87.00

After recording return to:

Susan R. Shugerman and Joseph E. Mann

1531 SE Holly St.

Portland, OR 97214

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

Susan R. Shugerman and Joseph E. Mann

1531 SE Holly St.

Portland, OR 97214

File No. 271090AM

STATUTORY WARRANTY DEED

Ronda G. Norris and Arthur Brian Martin,

Grantor(s), hereby convey and warrant to

Susan R. Shugerman and Joseph E. Mann, as Tenants by the Entirety,

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:

All those parts of Lots 3, 4 and 5 of Block 26 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 38 feet Southeasterly from the Northeasterly corner of said Lot 3 on the Southwesterly side of Eldorado Street; thence at right angles to the Southwesterly side of Eldorado Street a distance of 75 feet to the starting point of this description, thence running Southwesterly and parallel with the Northwesterly side of said Lot 3 a distance of 75 feet to the Northeasterly side of the alley through said Block 26; thence Southeasterly along the Northeasterly side of said alley a distance of approximately 127 feet to the Northwesterly side of Esplanade Avenue; thence Northeasterly along the Northwesterly side of Esplanade to a point 75 feet Northeasterly from the Southwesterly side of said Lot 5 measured at right angles to said side of Lot 5; thence Northwesterly 75 feet 6 inches, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$131,000.00.

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 28th day of December, 2018

Ronda G. Norris
Ronda G. Norris

Arthur Brian Martin by Ronda G. Norris as attorney in fact
Arthur Brian Martin by Ronda G. Norris as attorney in fact

State of Mississippi } ss
County of Forest }

On this 28 day of December, 2018, before me, Lou A. Murphy, a Notary Public in and for said state, personally appeared Ronda G. Norris, individually and as attorney in fact for Arthur Brian Martin, 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.

Lou A. Murphy
Notary Public for the State of Mississippi
Residing at: 102 Hillcrest Circle, Petal, Ms - Forest County
Commission Expires: 07-10-2020

