



THIS SPACE RESERVED FOR F

2019-000532

Klamath County, Oregon

01/18/2019 11:04:00 AM

Fee: \$87.00

After recording return to:

Veril F Humbert

89989 W South Bay Lane

Coos Bay, OR 97420

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

Veril F Humbert

89989 W South Bay Lane

Coos Bay, OR 97420

File No. 270368AM

STATUTORY WARRANTY DEED

Richard F. Rubin and Karen Ione Hass, as Tenants by the Entirety, as to an undivided one-half interest and Daniel J. Kreindel and Maryjo Kreindel, as Tenants by the Entirety, as to an undivided one-half interest,

Grantor(s), hereby convey and warrant to

Veril F Humbert,

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 A:

Lot 1, Block 7 of TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL B:

Lot 2 in Block 7 of Tract 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

R-2607-001C0-09900-000

R-2607-001C0-09800-000

The true and actual consideration for this conveyance is \$120,000.00.

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:



Escrow No. 270368AM

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 15th day of January, 2019.

[Signature]

Richard F Rubin

[Signature]

Karen Ione Hass

[Signature]

Daniel J Kreindel

[Signature]

Maryjo Kreindel

State of OR } ss
County of Lane }

On this 15 day of January, 2019, before me, a Notary Public in and for said state, personally appeared Richard F Rubin and ~~Karen~~ Ione Hass, 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. *Karen

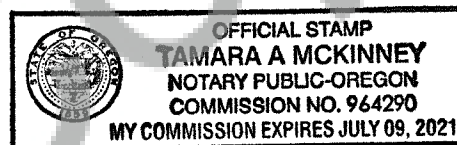
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]

Notary Public for the State of Oregon

Residing at: Eugene

Commission Expires: 7-9-2021



State of OR } ss
County of Lane }

On this 15 day of January, 2019, before me, a Notary Public in and for said state, personally appeared **Daniel J Kreindel** and **Maryjo Kreindel**, 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: Eugene

Commission Expires: 7-9-2021

