



2019-000945

Klamath County, Oregon

01/31/2019 03:18:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Angelena Luna

1916 N Eldorado Blvd.

Klamath Falls OR 97601

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

Angelena Luna

Same as above

File No. 269826AM

STATUTORY WARRANTY DEED

Todd M. Perry and Kellie A. Perry, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Angelena Luna,

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 1

A parcel of land located in the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 15, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 15, Block 8, ELDORADO ADDITION to the City of Klamath Falls, Oregon; thence along the lot line common to Lots 15 and 16 North 24° 25' 52" East 64.58 feet; thence South 33° 54' 45" West 67.90 feet to a point on the Southwesterly line of said Lot 15; thence following said lot line 11.44 feet along the arc of a 353.30 foot radius curve to the left, the long chord of which bears South 77° 37' 40" East 11.44 feet to the point of beginning.

PARCEL 2

Lot 16, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land located in the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said parcel being a portion of Lot 16, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and an adjacent portion of vacated Peach Street, being more particularly described as follows:

Beginning at a point on the lot line common to Lots 15 and 16, Block 8 in said Eldorado Addition from which the Southerly lot corner common to said Lots 15 and 16 bears South 24° 25' 52" West 64.58 feet; thence along said lot line and the extension thereof North 24° 25' 52" East 41.69 feet to the Southwesterly right-of-way line of Eldorado Boulevard; thence following said right-of-way line 12.72 feet along the arc of a 1,493.96 foot radius curve to the left, the long chord of which bears South 39° 29' 40" East 12.72 feet; thence leaving said right of way line, South 43° 56' 10" West 30.60 feet; thence South 33° 54' 45" West 7.36 feet to the point of beginning.

The true and actual consideration for this conveyance is \$299,100.00.

87

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 29<sup>th</sup> day of January, 2019.

Todd M. Perry  
Todd M. Perry

Kellie A. Perry  
Kellie A. Perry

State of Iowa } ss  
County of O'Brien

On this 29<sup>th</sup> day of January, 2019, before me, Jeffrey J. Drew a Notary Public in and for said state, personally appeared Todd M. Perry & Kellie A. Perry, 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.

Jeffrey J. Drew  
Notary Public for the State of Iowa  
Residing at: 317 4<sup>th</sup> St. NE, Orange City, IA 51041  
Commission Expires: 04-09-2019

