



THIS SPACE RESERVED FOR

2019-001054

Klamath County, Oregon

02/05/2019 09:45:01 AM

Fee: \$87.00

After recording return to:

Lori Reeves and Gordon Reeves

221 Main Street

Klamath Falls, OR 97601

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

Lori Reeves and Gordon Reeves

221 Main Street

Klamath Falls, OR 97601

File No. 277206AM

### STATUTORY WARRANTY DEED

**Lorelei N. Brooks,**

Grantor(s), hereby convey and warrant to

**Lori Reeves and Gordon Reeves, 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:

**Lot 2 and the Northeasterly 3.9 feet of Lot 3 in Block 19 of Linkville (Now city of Klamath Falls, Oregon) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM, 8 feet off the Northwesterly side thereof which as reserved for use as an alley, said being parallel to Main Street.**

**ALSO EXCEPTING THEREFROM all that portion of Lot 2 and the Northeasterly 3.90 feet of Lot 3, Block 19, original plat of Linkville, Klamath County, Oregon now occupied by the Willard Hotel complex or used for ingress and egress to said complex more particularly described as: Beginning at the Northwesterly corner of that parcel recorded in Volume M68 page 6088 of the Official Deed Records of Klamath County, Oregon; thence Southeasterly along the boundary of said parcel South 50° 55' East 34.4 feet more or less to a corner of The Bush Furniture Building; thence Northerly along the outside face of said building 5.8 feet more or less to a corner of said building; thence Northwesterly along the outside face of said building 30.1 feet more or less to a point on the Northwesterly property line of said parcel; thence South 39° 05' West 4.3 feet more or less to the point of beginning, containing 148 square feet more or less.**

The true and actual consideration for this conveyance is \$100,000.00.

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:

87

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 1<sup>st</sup> day of Feb 2019.

Lorelei N. Brooks  
Lorelei N. Brooks

State of Oregon } ss  
County of Klamath }

On this 1 day of February, 2019, before me, Rosio V. Hernandez a  
Notary Public in and for said state, personally appeared LORELEI N BROOKS 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: Klamath Falls OR  
Commission Expires: NOV 06, 2020

