



THIS SPACE RESERVED FOR

**2019-001277**

**Klamath County, Oregon**

**02/11/2019 02:32:01 PM**

**Fee: \$87.00**

After recording return to:

Leroy W. Bruer

230 Newcastle Ave #A

Klamath Falls, OR 97601

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

Leroy W. Bruer

230 Newcastle Ave #A

Klamath Falls, OR 97601

File No. 272940AM

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### STATUTORY WARRANTY DEED

**Catherine M.S. Brown,**

Grantor(s), hereby convey and warrant to

**Leroy W. Bruer,**

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:

**The Easterly 105 feet of Lots 11 and 12 and the Easterly 105 feet of the Northerly 26.9 feet of lot 10, Block 48, Hillside Addition to the City of Klamath Falls, Oregon and more particularly described as follows:**

**Beginning at a point on the Northwestern line of Lot 10, Block 48, Hillside Addition to the City of Klamath Falls, Oregon, which point is Northwesternly along said line a distance of 86.0 feet from the Southeast corner of said Lot 10; thence Southwesterly parallel to the Northwestern line of said Lot 10 a distance of 105.0 feet to a point; thence Northwesternly parallel to the Northeasterly line of Lots 10, 11, and 12, Block 48, Hillside Addition to the Northwestern line of Lot 12; thence Northeasterly along the Northwestern line of said Lot 12 a distance of 105.0 feet to the Northeast corner of Lot 12; thence Southeasterly along the Northeasterly line of Lots 12, 11 and 10 a distance of 126.9 feet to the point of beginning.**

**EXCEPTING THEREFROM the following described Parcel:**

**The Easterly 105 feet of the Southerly 23.1 feet of Lot 11 and the Easterly 105 feet of the Northerly 26.9 feet of Lot 10, Block 48, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and more particularly described as follows:**

**Beginning at a point on the Northeasterly line of Lot 10, Block 48, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, which point is Northwesternly along said line a distance of 86.0 feet from the Southeast corner of said Lot 10; thence Southwesterly parallel to the Northwestern line of said Lot 10 a distance of 105.0 feet to a point; thence Northwesternly parallel to the Northeasterly line of Lots 10 and 11, Block 48, HILLSIDE ADDITION a distance of 50 feet to a point; thence Northeasterly parallel to the Northwestern line of Lot 11 a distance of 105.0 feet to a point on the Easterly boundary of Lot 11; thence Southeasterly along the Northeasterly line of Lots 10 and 11 a distance of 50 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$232,500.00.

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:

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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 8<sup>th</sup> day of February, 2019.

Catherine M. S. Brown  
Catherine M.S. Brown

State of California } ss  
County of Monterey }

On this 8<sup>th</sup> day of February, 2019, before me, Cathy Romero a Notary Public in and for said state, personally appeared Catherine M.S. Brown, 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.

Cathy Romero  
Notary Public for the State of California  
Residing at: Monterey County  
Commission Expires: 8/21/20

