

2019-001328

Klamath County, Oregon



00235600201900013280020026

02/12/2019 12:56:40 PM

Fee: \$87.00

**WARRANTY DEED**

Tommy M. Combs  
Grantor

Tommy M. Combs and Anita G. Combs  
P.O. Box 110  
Midland, OR 97634  
Grantee

After recording return and Send Tax Statements to:  
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that TOMMY M. COMBS, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to TOMMY M. COMBS and ANITA G. COMBS, as Tenants by the Entirety, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Beginning at the Southeast corner of Lot 10 in Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 20 degrees42'30" East along Jennie Drive 200 feet; thence North 69 degrees17'30" West 94.86 feet to the beginning of a curve to the right; thence along a curve to the right with a radius of 50 feet through a central angle of 25 degrees51'14" for a distance of 22.56 feet to the true point of beginning; thence continuing along said curve through a central angle of 15 degrees33'20" for a distance of 13.57 feet; thence along a curve to the left with a radius of 50 feet through a central angle of 74 degrees06'34" for a distance of 64.66 feet; thence North 11 degrees59'30" West 157.95 feet; thence South 69 degrees17'30" East 156.71 feet to the Northwest corner of the parcel conveyed by deed recorded December 6, 1971 in Volume M71 on page 12771, Microfilm Records of Klamath County, Oregon; thence South 20 degrees42'30" West along the Northwesterly line of said parcel 145.01 feet to the true point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is an inter spousal transfer.

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

Scott MacArthur  
Returned at Counter

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.

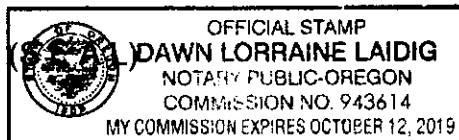
Dated this 12<sup>th</sup> day of February, 2019.



Tommy M. Combs

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

Personally appeared the above named Tommy M. Combs, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:   
Notary Public for Oregon  
My Commission Expires: 10/12/19