



00235765201900014640030037

02/15/2019 09:41:20 AM

Fee: \$92.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:
Gregory K. Adams
223 Pelican Street
Klamath Falls, OR 97601

WARRANTY DEED

William E. Adams and Gregory K. Adams, Grantors, convey and warrant to Gregory K. Adams, Grantee, the following described real property free of encumbrances except as specifically set forth on the attached Exhibit A.

The consideration for this conveyance is \$40,000.

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,

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OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

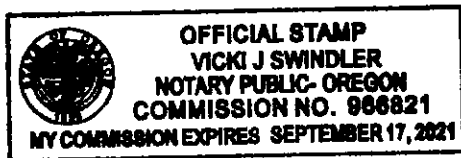
Dated this 31st day of January, 2019.

William E. Adams
William E. Adams

Gregory K. Adams
Gregory K. Adams

STATE OF OREGON)
) ss.
County of Klamath)

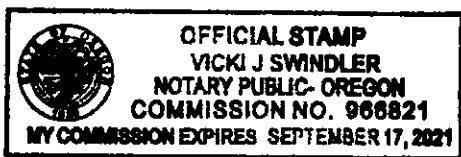
This instrument was acknowledged before me on January 31, 2019, by William E. Adams.



Vicki Swindler
Notary Public - State of Oregon
My commission expires: 9-17-2021

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on January 31, 2019, by Gregory K. Adams.



Vicki Swindler
Notary Public - State of Oregon
My commission expires: 9-17-2021

EXHIBIT A

PARCEL 1:

A parcel of land situated in the Southwest Quarter Southwest Quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at a point which lies North along the Section line between Sections 19 and 20, 1332 feet to a point on the 16th Section line and East along the 16th Section line 618 feet from the section corner common to Sections 19, 20, 29 and 30 in Township 38 South, Range 9 East of the Willamette Meridian; thence continuing along the 16th Section line, 85 feet; thence at right angles South 80 feet; thence West parallel with the 16th section line 85 feet; thence at right angles North 80 feet to the place of beginning.

PARCEL 2:

Beginning at a point which is North 1332 feet on the section line between Sections 19 and 20 and East on the 16th line 703 feet from the corner common to Sections 19, 20, 29 and 30 in Township 38 South, Range 9 East of the Willamette Meridian; thence continuing East on the 16th section line 50 feet; thence South 80 feet; thence West 50 feet; thence North 80 feet to the place of beginning, being a portion of the Southwest Quarter Southwest Quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel ID: R440115

Tax Lot: R-3809-020CC-00800-000 (223 Pelican)

Parcel ID: R440099

Tax Lot: R-3809-020CC-00700-00 (Bare Lot)

More commonly known as 223 Pelican Street, Klamath Falls, OR 97601 and a bare lot.