



00235766201900014650030033

02/15/2019 09:44:55 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, Grantor, conveys and warrants to Gregory K. Adams, Grantee, the following described real property free of encumbrances except as specifically set forth on the attached Exhibit A.

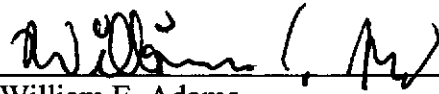
The consideration for this conveyance is \$10,000.

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.

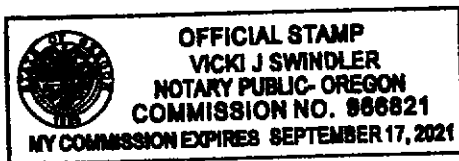
Dated this 31st day of January, 2019.




William E. Adams

STATE OF OREGON)
) ss.
County of Klamath)

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





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

EXHIBIT A

The following described real property situated in Klamath County, Oregon:

All that portion of the SW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:
Beginning at a point 1332 feet North and 493 feet East of the Section corner common to sections 19, 20, 29 and 30 said Township and Range; running thence East at right angles to the Section line 125 feet; thence South parallel with the Section line 100 feet; thence West at right angles to the Section line 50 feet; thence North parallel to said Section line 20 feet; thence West at right angles to said Section line 75 feet; thence North parallel to said Section line 80 feet to the point of beginning.

SAVING AND EXCEPTING that portion of said property conveyed to Oregon State Highway Commission by Deed Volume 284, page 177.

TOGETHER WITH a 1969 Marlette Manufactured Home, Oregon License No. X130087, Vehicle Identification No. SH10255CDT60390 which is situated on the real property described above.

Parcel ID: R440133

Tax Lot: R-3809-029CC-00900-000

More commonly known as 215 Pelican Street, Klamath Falls, Oregon