



THIS SPACE RESERVED FOR

2019-001591

Klamath County, Oregon

02/20/2019 01:31:01 PM

Fee: \$87.00

After recording return to:

Benjamin C Roberts and Christina M Roberts

622 Conger Ave

Klamath Falls, OR 97601

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

Benjamin C Roberts and Christina M Roberts

622 Conger Ave

Klamath Falls, OR 97601

File No. 277043AM

STATUTORY WARRANTY DEED

Fred N. Wade,

Grantor(s), hereby convey and warrant to

Benjamin C Roberts and Christina M Roberts, 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:

A tract of land situated in the SW1/4 NW1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin with aluminum cap stamped "City of Klamath Falls" (formerly chiseled cross on a stone monument), said pin being North 41° East 1094 feet, more or less, by record from the West 1/4 corner of said Section 32; thence South 52°00'00" East 19.00 feet; thence South 50°08'40" West 28.79 feet; thence South 26°26'30" East 30.84 feet; South 37°51'20" East 42.04 feet; thence South 56°25'09" West 245.88 feet; thence continuing South 56°25'09" West 10 feet, more or less, to the left bank of Link River; thence Northwesterly along said bank 167.24 feet, more or less, to a point that bears South 71°30'00" West from the point of beginning; thence North 71°30'00" East 291 feet, more or less, to the point of beginning.

Reference: City of Klamath Falls Property Line adjustment 006-94.

The true and actual consideration for this conveyance is \$346,000.00.

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:

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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 20 day of February, 2019.

Fred N Wade
Fred N Wade

State of Oregon } ss
County of Klamath }

On this 20 day of February, 2019, before me,
Lynda West a Notary Public in and for said state, personally appeared Fred N. Wade, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

