



THIS SPACE RESERVED FOR

2019-001596

Klamath County, Oregon

02/20/2019 02:07:01 PM

Fee: \$87.00

After recording return to:

Michael T. Boehme

44900 SE Coleman Rd.

Sandy, OR 97055

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

Michael T. Boehme

44900 SE Coleman Rd.

Sandy, OR 97055

File No. 279199AM

STATUTORY WARRANTY DEED

Michael A. Mauro and Sheree Mauro, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Michael T. Boehme,

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:

Lot 2, Parcel 2, Land Partition 1-70 situated in Sections 9 and 10, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Map of Survey as recorded February 2, 1970 in Volume M70 page 783, records of Klamath County, Oregon.

And further described as follows:

Lot 2, Parcel 2, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 3 in Block 7 SECOND ADDITION TO NIMROD RIVER PARK, a duly recorded subdivision; thence South 43°55'15" East 714.12 feet; thence South 791.61 feet to the Northerly bank of the Sprague River; thence following said bank South 65°28'39" East 300.55 feet; thence North 76°37'54" East 133.77 feet to the true point of beginning; thence North 56°17'54" East 140.45 feet; thence North 30°01'07" East 319.60 feet; thence leaving said bank Northerly 794.07 feet to the most Easterly corner of Lot 7 Parcel 2; thence Southerly 90 feet; thence leaving the Southeasterly line of Lot 7 Parcel 2, Southeasterly 986.67 feet to the point of beginning.

The true and actual consideration for this conveyance is \$7,000.00.

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:

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 13th day of February, 2019.

X [Signature]
Michael A. Mauro

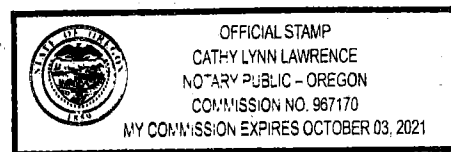
[Signature]
Sheree Mauro

State of OR } ss
County of Cos }

On this 13th day of Feb, 2019, before me, Cathy Lynn Lawrence a Notary Public in and for said state, personally appeared Michael A. Mauro, 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.

[Signature]
Notary Public for the State of OR
Residing at: 665 18th Ave Corvallis
Commission Expires: Oct 3 2021



State of OR } ss
County of Klamath }

On this 15th day of Feb, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Sheree Mauro, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21

