



THIS SPACE RESERVED FOR

**2019-001979**

**Klamath County, Oregon**

**03/05/2019 10:04:01 AM**

**Fee: \$87.00**

After recording return to:

David F Amaya and Lorrie E Amaya

9339 Hwy 97 S

Klamath Falls, OR 97603

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

David F Amaya and Lorrie E Amaya

9339 Hwy 97 S

Klamath Falls, OR 97603

File No. 280884AM

### STATUTORY WARRANTY DEED

**Samuel S. Shaw, and Shaw Carpet Inc. an Oregon Corporation**

Grantor(s), hereby convey and warrant to

**David F Amaya and Lorrie E Amaya, 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 piece or parcel of land situate in the South half of the Southwest quarter (S1/2 SW1/4) of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:**

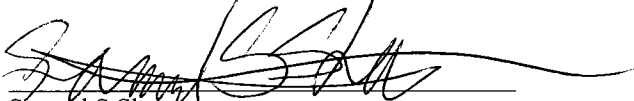
**Commencing at a point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and fifty (50.00) feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears, South 89° 42 1/2' West, 827.1 feet, more or less distant, and running thence North 36° 49 1/2' East, along said parallel line 337.62 feet to the true point of beginning of this description; thence South 53° 10 1/2' East, 250.0 feet; thence South 36° 49 1/2' West, and parallel with the said center line of Klamath Falls-Midland section of the Oregon State Highway 148.43 feet, more or less, to a point in the said section line marking the Southerly boundary of the said Section 30; thence South 89° 42 1/2' West, along said section line 275.9 feet, more or less, to its intersection with a line parallel with and eighty (80.00) feet distant at right angles Southeasterly from the said center line of the Klamath Falls-Midland section of the Oregon State Highway; thence North 36° 49 1/2' East along said parallel line 259.37 feet; thence North 53° 10 1/2' West, 30.0 feet, more or less, to a point in the said line parallel with and fifty (50.00) feet distant at right angles Southeasterly from the said center line of the Klamath Falls-Midland section of the Oregon State Highway; thence North 36° 49 1/2' East, along said last mentioned parallel line 55.55 feet to the said true point of beginning; EXCEPTING therefrom, that portion of said property lying within the limits of roads and highways.**

The true and actual consideration for this conveyance is \$115,000.00.


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 1<sup>st</sup> day of March, 2019

  
Samuel S Shaw

Shaw Carpet Inc. an Oregon Corporation

  
Samuel S. Shaw, Sole Stockholder

State of Oregon } ss  
County of Klamath }

On this 1<sup>st</sup> day of March, 2019, before me,

Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Samuel S. Shaw, and Samuel S. Shaw as Sole Stockholder of Shaw Carpet Inc. an Oregon Corporation, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 11-19-2022

