



THIS SPACE RESERVED FOR

2019-002240
Klamath County, Oregon
03/12/2019 09:58:01 AM
Fee: \$87.00

After recording return to:

Joshua L. DuBose
P.O Box 353
Midland, OR 97634

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

Joshua L. DuBose
P.O Box 353
Midland, OR 97634
File No. 281793AM

STATUTORY WARRANTY DEED

LORRAINE D. ADAMEK,

Grantor(s), hereby convey and warrant to

Joshua L. DuBose,

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:

That certain parcel of land more particularly described as commencing at the Northeast corner of the SW1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 260 feet to the true point of beginning; thence South 319 feet; thence West 410 feet; thence North 319 feet; thence East 410 feet, more or less, to the true point of beginning, all of the above land being located in Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Balsam Drive.

ALSO SAVING & EXCEPTING THEREFROM the West 151 feet deeded to Arlie A. Moore and Lenora Moore in Deed recorded August 31, 1989 in Book M-89 at Page 16374.

The true and actual consideration for this conveyance is \$70,000.00.

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:

87 AMT

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 4 day of March, 2019

Lorraine D. Adamek
Lorraine D Adamek

State of Oregon } ss
County of Yamhill }

On this 4th day of March, 2019, before me, Amy Faulkner a Notary Public in and for said state, personally appeared Lorraine D. Adamek, 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.

Amy Faulkner
Notary Public for the State of Oregon
Residing at: 538 N. B-5 N, Clifton, OR 97111
Commission Expires: April 2, 2021

