



THIS SPACE RESERVED FOR

2019-004616
Klamath County, Oregon
05/01/2019 11:20:01 AM
Fee: \$87.00

After recording return to:

Virginia L Gould

PO Box 22113

Santa Fe, NM 87502

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

Virginia L Gould

PO Box 22113

Santa Fe, NM 87502

File No. 291039AM

STATUTORY WARRANTY DEED

Charles C. Daniels and Virginia L. Gould, each as to undivided 1/2 interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Virginia L Gould,

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:

Beginning at the Southeast corner of Lot 57 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in Klamath County, Oregon, running thence North along the Westerly line of Homedale Road a distance of 51 feet; thence West parallel to the South line of said Lot 57 a distance of 130 feet; thence South parallel with the East line of said Lot 57 a distance of 51 feet to the South line of said Lot 57; thence East along the South line of said Lot 57 a distance of 130 feet to the place of beginning, being a portion of said Lot 57 of Fair Acres Subdivision No. 1 in Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County by Deed Volume 347, page 511, Deed Records of Klamath County, Oregon, for widening of Homedale Road.

The true and actual consideration for this conveyance is \$30,000.00.

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:

Signed in Counterpart

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 24th day of April, 2019

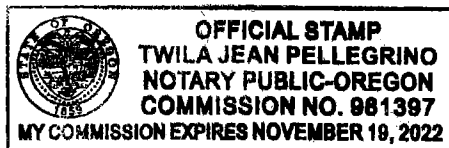
Charles C Daniels
Charles C Daniels

Virginia L. Gould
Virginia L. Gould

State of Oregon } ss
County of Klamath }

On this 1st day of May, 2019, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared, Virginia L. Gould, 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



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado

On April 24, 2019 before me, N. JENSEN, Notary Public
(Insert name and title of the officer)

personally appeared Charles C. Daniels, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature N. Jensen (Seal)

