

2019-004898

Klamath County, Oregon

05/06/2019 01:39:01 PM

Fee: \$92.00

After Recording Return To:

THOMAS HARTLEY

5707 UPLAND DRIVE

KLAMATH FALLS, OR 97603

Send Tax Statements To:

SAME AS ABOVE

3027141

State of Oregon

APN: R873655

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Saravanan Mysamy, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS W. HARTLEY,

Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$240,000.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 14th day of March, 2019; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

OLD REPUBLIC TITLE 5314008737

Dated: 3/14/19

[Signature]
Saravanan Mylsamy

STATE OF Oregon
COUNTY OF Klamath SS.

On March 14, 2019 before me a notary public, personally appeared, **Saravanan Mylsamy** personally known to me (or 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.

WITNESS my hand and official seal.

Signature [Signature] My Commission Expires: Feb. 8, 2020

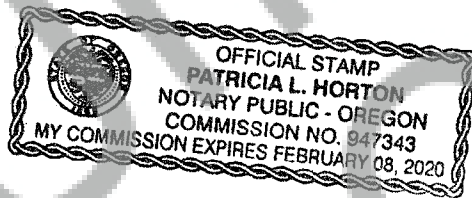


EXHIBIT "A"

LEGAL DESCRIPTION:

Lot 18 in Block 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land located in Lot 18 of Block 9, Tract 1270, FIFTH ADDITION TO NORTH HILLS, situated in the NE1/4 of the NE1/4 of Section 35 the NW1/4 of the NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point of said Tract 1270, said being a 2 1/2" brass disk; thence along the Easterly boundary of Lot 18 and said Tract 1270, South 21°49'21" East, 48.35 feet to the Easterly corner common to Lots 18 and 19 of said Tract 1270 and the true point of beginning; thence South 56°25'07" West, 127.55 feet to a point of non-tangent curvature on the Northeasterly right of way of upland drive; thence along said right of way, along the arc of a 230.00 foot radius curve to the left, through a central angle of 2°17'58", an arc distance of 9.23 feet (the long chord of which bears N34°45'54" West, 9.23 feet) to a point of non-tangency; thence leaving said right of way, North 60°33'01" East, 128.07 feet to the true point of beginning.

EXCEPTIONS:

1. Special Assessment disclosed by the Klamath tax rolls:
2. For: Klamath County Drainage Service District
3. City liens, if any, of the City of Klamath Falls. Current as of closing
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Southern Oregon Broadcasting Company, an Oregon corporation dba SO Cable TV
Recorded: October 5, 1973 Instrument No.: Volume M73, Page 13497
5. Agreement, including the terms and provisions thereof,
Recorded: January 5, 1979 Instrument No.: Volume M79, Page 456
Re-recorded: January 30, 1979 Instrument No.: Volume M79, Page 2453
Amended by instrument,
Recorded: March 7, 1979 Instrument No.: Volume M79, Page 5113
6. Restrictions as shown on the official plat of said land.
7. Building Setbacks as shown on the official plat of said land.
8. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: April 13, 1993 Instrument No.: Volume M93, Page 7653
9. Restrictive Covenant Accessory Structure Building Permit, including the terms and provisions thereof,
Recorded: June 27, 2007 Instrument No.: 2007-011476