



THIS SPACE RESERVED FOR

2019-005270

Klamath County, Oregon

05/10/2019 03:05:01 PM

Fee: \$87.00

After recording return to:

Steven P. Wise and Kristen Towner

4542 Jasper Rd

Springfield, OR 97478

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

Steven P. Wise and Kristen Towner

4542 Jasper Rd

Springfield, OR 97478

File No. 293715AM

STATUTORY WARRANTY DEED

Jeremy Gonzalez,

Grantor(s), hereby convey and warrant to

Steven P. Wise and Kristen Towner, with right of survivorship,

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:

Portion of Government Lot 1, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

All that portion of said Government Lot 1, Section 32, lying Southwesterly from the most Southwesterly line of Block 4, and the most Southwesterly line of Seymour Avenue of said Riverside Addition, and lying West of the Westerly line of Armour Avenue and Westerly line of said avenue extended Southerly.

Also all of that portion of said Government Lot 1, Section 32, lying Southerly from the most Southerly line of Bridge Street (West Main) of said Riverside Addition, and Easterly of the most Westerly line of Armour Avenue extended Southerly and West of the Westerly line of Block 14, extended Southerly, Riverside Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefrom the following described parcel in volume M02, page 31356:

Beginning at the Southwest corner of the NW1/4 of the SW1/4 of Section 32, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence East, along the South boundary of said NW1/4 SW1/4 to a point from which the most Southerly corner of Block 9, Riverside Addition to Klamath Falls bears North 21° East; thence North 21° East to the Southerly boundary of West Main Street (Bridge Street); thence South 66° West along the Southerly boundary of West Main Street to the West Boundary of the NW1/4 SW1/4 of said Section 32; thence South along said West boundary to the point of beginning.

The true and actual consideration for this conveyance is \$5,500.00.

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 9th day of May, 2019

[Signature]
Jeremy Gonzalez

State of Pennsylvania } ss
County of Bucks }

On this 9th day of May, 2019, before me, DENISE ELIZ. VARALLO Notary Public in and for said state, personally appeared JEREMY GONZALEZ, 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.

Denise Elizabeth Varallo
Notary Public for the State of Pennsylvania
Residing at: 1939 Gresham St Phila. Penna. 19116
Commission Expires: October 25, 2021

Commonwealth Of Pennsylvania - Notary Seal Denise Elizabeth Varallo, Notary Public Philadelphia County My Commission Expires October 25, 2021 Commission Number 1221607
