



THIS SPACE RESERVED FOR

2019-008028

Klamath County, Oregon

07/17/2019 01:56:03 PM

Fee: \$87.00

After recording return to:

Timothy J. Piper

146485 Hwy 97

Gilchrist, OR 97737

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

Timothy J. Piper

146485 Hwy 97

Gilchrist, OR 97737

File No. 296073AM

STATUTORY WARRANTY DEED

Lee A. Manning,

Grantor(s), hereby convey and warrant to

Timothy J. Piper,

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:

Lots 1 and 2 in Block 1 of Chapman's Tracts, also referred to as Chapman's Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also described as follows:

Lot 1 and the West 330 feet of the South 60.84 feet of Lot 2 all in Block 1, Chapman's Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also Lot 2 in Block 1 of CHAPMAN'S TRACTS, also referred to as CHAPMAN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS AND EXCEPTING a 60.84 foot portion thereof described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 1, said subdivision; thence South 30° 48' West, a distance of 60.84 feet to the North line of Chapman Street; thence North 89° 27' West along said North line a distance of 330 feet to the Westerly right of way line of Highway 97; thence North 30° 48' East, along said right of way a distance of 60.84 feet; thence South 89° 27' East along the South line of said Lot 1 a distance of 330 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-02500-01200-000

The true and actual consideration for this conveyance is \$182,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable



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 8th day of July, 2019.

Lee A. Manning
Lee A. Manning

State of MICHIGAN
County of WAYNE

On this 8th day of July, 2019, before me, RICHARD CLACK a Notary Public in and for said state, personally appeared Lee A. Manning, 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.

R. Clack
Notary Public for the State of MICHIGAN
Residing at: WAYNE
Commission Expires: 3/10/2020

