



THIS SPACE RESERVED FOR

2019-008446

Klamath County, Oregon

07/26/2019 08:45:01 AM

Fee: \$87.00

After recording return to:

Michael Lee Weaver

1919 Euclid Ave

Klamath Falls, OR 97601

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

Michael Lee Weaver

2212 Lakeshore Dr.

Klamath Falls, OR 97601

File No. 307767AM

STATUTORY WARRANTY DEED

James P. Smith,

Grantor(s), hereby convey and warrant to

Michael Lee Weaver,

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 an iron pin on the Northeasterly right of way line of Secondary Highway No. 421, said point being South 89° 57' East a distance of 83.98 feet and North 44° 21' West a distance of 80.0 feet from the Southeast corner of Lot 37 of Lakewood Heights, in Klamath County, Oregon, said point being North 44° 21' West a distance of 58.8 feet from the beginning point described in Volume 258, page 656, Klamath County Deed Records; thence on the arc of a 4 degree 52' 40" curve to the left a distance of 131 feet to an iron pin (the long chord of this curve bears North 49° 30' West a distance of 211.1 feet); thence North 38° 40' East to the Westerly shore line of Upper Klamath Lake; thence following said shore line in a Southeasterly direction to a point that bears North 38° 40' East from the point of beginning; thence South 38° 40' West to the point of beginning.

Also, a tract of land located in Lot 5, Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Volume 258, page 656, Klamath County Deed Records, and more particularly described as follows: Beginning at an iron pin on the Northeasterly right of way line of Secondary Highway 421, said point being North 44° 21' West a distance of 5.8 feet, and thence on the arc of a 4° 52' 40" curve to the left a distance of 131.0 feet from the beginning point described in Volume 258, page 656, Klamath County Deed Records; thence on the arc of a 4 degree 52' 40" curve to the left (the long chord of this curve bears North 49° 30' West a distance of 211.1 feet) a distance of 60.0 feet to an iron pin located on the Northeasterly right of way line of secondary highway 421; thence North 38° 40' East to the Westerly shore of Upper Klamath Lake; thence following said shore line in a Southeasterly direction to a point that bears North 38° 40' East from the point of beginning; thence South 38° 40' West to the point of beginning.

The true and actual consideration for this conveyance is \$299,900.00.

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

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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 25th day of July, 2019.


James P. Smith

State of OR } ss
County of Klamath }

On this 25th day of July, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared James P. Smith, 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.


Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

