



THIS SPACE RESERVED FOR

2019-008556
Klamath County, Oregon
07/29/2019 03:51:01 PM
Fee: \$87.00

After recording return to:
Chandler Bobbitt and Michael Bobbitt and Robert W. Crebbin
5706 Bryant Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Chandler Bobbitt and Michael Bobbitt and Robert W. Crebbin
5706 Bryant Ave.
Klamath Falls, OR 97603
File No. 295919AM

STATUTORY WARRANTY DEED

Janet E. Paxson,
Grantor(s), hereby convey and warrant to

Chandler Bobbitt and Michael Bobbitt, as Tenants by the Entirety and Robert W. Crebbin, all with Rights 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:

Lot 6 in Block 3 of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THAT PORTION of Lot 6, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Northwesterly of the following described line: Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a half-inch iron pin between the existing concrete driveways from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a half inch iron pin; thence South 50° 58' 15" West 68.60 feet to a spike on top of a 4" by 4" fence post; thence South 54° 24' 30" West along a fence line 30.60 feet to a half inch iron pin on the Westerly line of said Subdivision; thence North 00° 14' West 2.70 feet to the Westerly corner between Lots 5 and 6 of said Subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West.

AND THAT PORTION of Lot 5, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southerly of the following described line:

Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a 1/2 inch iron pin between the existing concrete driveways, from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a 1/2 inch iron pin; thence South 50° 58' 15" West, 68.60 feet to a spike on top of a 4" fence post; thence South 54° 24' 20" West along a fence line 30.60 feet to a 1/2 inch pin on the Westerly line of said subdivision; thence North 00° 14' West, 2.70 feet to the Westerly corner between Lots 5 and 6 of said subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West

The true and actual consideration for this conveyance is \$160,000.00.
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:

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


Janet E. Paxson

State of Oregon } ss
County of Klamath }

On this 25th day of July, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Janet E. Paxson**, 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 Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

