



THIS SPACE RESERVED FOR

**2019-008648**

**Klamath County, Oregon**

**07/31/2019 01:31:01 PM**

**Fee: \$92.00**

After recording return to:

Marcus Mollenarro and Frances Duclos

P.O. Box 433

Bonanza, OR 97623

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

Marcus Mollenarro and Frances Duclos

P.O. Box 433

Bonanza, OR 97623

File No. 298794AM

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### STATUTORY WARRANTY DEED

**V. Sue Wolf,**

Grantor(s), hereby convey and warrant to

**Marcus Mollenarro and Frances Duclos, 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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$75,000.00.

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**

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921

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 25 day of July, 2019.

V. Sue Wolf  
V. Sue Wolf

State of Oregon } ss  
County of Deschutes }

On this 25<sup>th</sup> day of July, 2019, before me,  
Shannon Loux a Notary Public in and for said state, personally appeared V. Sue Wolf,  
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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Redmond  
Commission Expires: 5/30/23



EXHIBIT 'A'

File No. 298794AM

Lot 3 Block 34, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING therefrom the following parcel conveyed to the State of Oregon, by and through its Department of Transportation by deed recorded January 22, 2013 as document 2013-000714, Klamath County Records.

A parcel of land lying in the SE1/4 NE1/4 of Section 4, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that Warranty Deed to Wayne L. Wolf and V. Sue Wolf, recorded October 9, 1996 in Book M96, page 32103, Klamath County Records of Deeds; the said parcel being that portion of said property included in a strip of land, 55.00 feet in width, lying on the Southerly side of the center line of the relocated Klamath Falls - Lakeview Highway, which center line is described as follows:

Beginning at Engineer's center line Station 1387+24.44 P.T., said station being 3,752.54 feet South and 4,407.60 feet West of the East Quarter Corner of Section 33, Township 37 South, Range 11 East of the Willamette Meridian; thence South 42°56'32" East 449.16 feet; thence on a spiral curve right (the long chord of which bears South 42°29'32" East 120.00 feet) 120.00 feet; thence on a 2,546.48 foot radius curve right (the long chord of which bears South 38°59'56" East 230.42 feet) 230.50 feet; thence on a spiral curve right (the long chord of which bears South 35°30'21" East 120.00 feet) 120.00 feet; thence South 35°03'21" East 309.71 feet; thence on a spiral curve left (the long chord of which bears South 37°33'20" East 199.85 feet) 200.00 feet; thence on a 763.94 foot radius curve left (the long chord of which bears South 87°52'07" East 1,086.26 feet) 1,208.35 feet; thence on a spiral curve left (the long chord of which bears North 41°49'05" East 199.85 feet) 200.00 feet; thence North 39°19'06" East 9.31 feet; thence on a spiral curve right (the long chord of which bears North 41°49'05" East 199.85 feet) 200.00 feet; thence on a 763.94 foot radius curve right (the long chord of which bears North 73°03'30" East 675.53 feet) 699.73 feet, thence on a spiral curve right (the long chord of which bears South 75°42'05" East 199.85 feet) 200.00 feet; thence South 73°12'06" East 573.07 feet to Engineer's Station 1432+44.27 P.S. on said center line.