



THIS SPACE RESERVED FOR

2019-008675

Klamath County, Oregon

08/01/2019 08:42:01 AM

Fee: \$87.00

After recording return to:

David Larson

6061 Hilyard Ave

Klamath Falls, OR 97603

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

David Larson

6061 Hilyard Ave

Klamath Falls, OR 97603

File No. 305466AM

STATUTORY WARRANTY DEED

Sharon L. Olsen,

Grantor(s), hereby convey and warrant to

David Larson,

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:

A Parcel of land situated in the NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the Enterprise Irrigation Canal and the East right of way of Patterson Street, said point being North 0° 13' West a distance of 15.0 feet from the 3/8 inch iron pin marking the Northwest corner of Lot 31, "Valley View" subdivision, a duly recorded subdivision plat; thence North 0° 13' West along the East right of way line of Patterson Street a distance of 15.0 feet to a one-half inch iron pin; thence continuing North 0° 13' West along the East right of way line of Patterson Street a distance of 98.00 feet to a one-half inch iron pin; thence North 89° 47' East at right angles to Patterson Street a distance of 120.00 feet to the East line of said "Valley View" subdivision; thence, South 0° 13' East along the East line of said subdivision a distance of 63.67 feet to a one-half inch iron pin; thence continuing South 0° 13' East along the East line of said subdivision a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence South 73° 49' West along the centerline of said canal a distance of 124.82 feet to the point of beginning.

The true and actual consideration for this conveyance is \$155,000.00.

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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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 30th day of July, 2019

Sharon L. Olsen
Sharon L Olsen

State of Oregon } ss
County of Klamath }

On this 30th day of July, 2019, before me,
Twila Jean Pellegrino a Notary Public in and for said state, personally
appeared Sharon L. Olsen, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022

