



THIS SPACE RESERVED FOR

2019-009575

Klamath County, Oregon

08/20/2019 02:20:00 PM

Fee: \$87.00

After recording return to:

Laird Poll Naylor and Mary Naylor

4537 Winter Ave.

Klamath Falls, OR 97603

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

Laird Poll Naylor and Mary Naylor

4537 Winter Ave.

Klamath Falls, OR 97603

File No. 305830AM

STATUTORY WARRANTY DEED

Todd Goebel ,

Grantor(s), hereby convey and warrant to

Laird Poll Naylor and Mary Naylor, as Tenants by the Entirety,

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 tract of land situated in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 1219.5 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and running thence, continuing North 88° 57' East a distance of 60 feet to a point; thence North 1° 12' West a distance of 331.35 feet, more or less, to a point on the North line of the S1/2 SW1/4 NW1/4 of said Section 11, thence South 88° 58' West along said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 60 feet to an iron pin; thence South 1° 12' East a distance of 331 feet, more or less to the point of beginning.

SAVE AND EXCEPT that portion laying in Winter Avenue

The true and actual consideration for this conveyance is \$165,000.00.

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 29 day of July, 2019.

Todd Goebel

State of Oregon } ss
County of Klamath }

On this 29 day of July, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Todd Goebel, 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/15/22

