



THIS SPACE RESERVED FOR R

2019-010086

Klamath County, Oregon

09/03/2019 03:36:07 PM

Fee: \$87.00

After recording return to:

Toni M. Fritz and Kyle J. Fritz

3950 La Marada Way

Klamath Falls, OR 97603

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

Toni M. Fritz and Kyle J. Fritz

3950 La Marada Way

Klamath Falls, OR 97603

File No. 313665AM

STATUTORY WARRANTY DEED

Jess R. Nelson,

Grantor(s), hereby convey and warrant to

Toni M. Fritz and Kyle J. Fritz, 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:

Lot 17 and a portion of Lot 16 described as beginning at the most Southerly corner of said Lot 16; thence along the Southwesterly line of said Lot 16 North 32°53'46" West, 110.38 feet to the most Westerly corner of said Lot 16; thence along the Northwesterly line of said Lot 16 North 55°21'50" East, 5.49 feet; thence leave last mentioned line South 33°09'42" East, 110.53 feet to a point on the Southeasterly line of said Lot 16; thence along said Southeasterly line along the arc of a curve to the right (radius point bears North 33°09'42" West, 1295.00 feet and a central angle of 00°15'56") 6.00 feet to the point of beginning, all in Block 12 of TRACT NO. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southwesterly 10 feet of said Lot 17.

The true and actual consideration for this conveyance is \$235,000.00.

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

87

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.

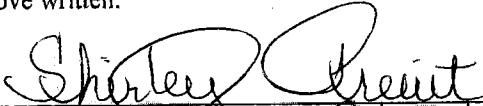
Dated this 30th day of August, 2019.


Jess R. Nelson

State of Colorado } ss
County of Larimer }

On this 30th day of August, 2019, before me, Shirley Preuit a Notary Public in and for said state, personally appeared Jess R. Nelson, 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 Colorado
Residing at: Fort Collins, Co
Commission Expires: 08/19/23

SHIRLEY PREUIT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20034027751
MY COMMISSION EXPIRES AUG 19, 2023