



THIS SPACE RESERVED FOR

2019-010866
Klamath County, Oregon
09/18/2019 02:00:01 PM
Fee: \$87.00

After recording return to:
Donald P. Emerson and Rose M. Emerson
57259 Crest Acres Rd.
Coquille, OR 97423

Until a change is requested all tax statements shall be
sent to the following address:
Donald P. Emerson and Rose M. Emerson
57259 Crest Acres Rd.
Coquille, OR 97423
File No. 313812AM

STATUTORY WARRANTY DEED

Donna T. Dow,
Grantor(s), hereby convey and warrant to

Donald P. Emerson and Rose M. Emerson, 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:

Lots 7, 8, 9 in Block 4 of WOODLAND PARK, according to the official plat thereof on file in the office of
the County Clerk, Klamath County, Oregon.

Together with an undivided 3/88ths interest in the following described land, 2 parcels situated in Lots 1 and
2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly
described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette
Meridian, and running; thence along the North line of said Section North 89°42'15" East 400 feet; thence
South 62.42 feet; thence South 46°57'20" West 408.82 feet to the Northeasterly bank of the Williamson
River; thence following said river bank North 37° 53'20" West 136.90 feet; thence North 16°33' West 60.98
feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette
Meridian, and running; thence North 89°42'15" East 400.0 feet along the North line of said Section 15;
thence South 62.42 feet; thence South 50°43'50" East 453.16 feet; thence South 76°17'30" East 886.79 feet
to the true point of beginning of this description; thence South 35°56'30" West 446.55 feet to a point on the
Northeasterly bank of the Williamson River; thence South 45°32'20" East 84.00 feet; thence North
44°52'10" East 411.58 feet; thence North 34°25'40" West 156.01 feet, more or less, to the true point of
beginning of this description.

The true and actual consideration for this conveyance is \$19,900.00.
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 16 day of SEP, 2019

Donna T. Dow
Donna T. Dow

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte

On September 16, 2019 before me, C. Risner, Notary Public
(Insert name and title of the officer)

personally appeared Donna T. Dow, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Risner (Seal)

