

**2019-012334****Klamath County, Oregon**

10/21/2019 04:04:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

James M. Colahan and Vivien Colahan853 South AlamedaKlamath Falls, OR 97603Until a change is requested all tax statements shall be
sent to the following address:James M. Colahan and Vivien Colahan853 South AlamedaKlamath Falls, OR 97603File No. 329417AM

STATUTORY WARRANTY DEED**Julia A. Root,**

Grantor(s), hereby convey and warrant to

James M. Colahan and Vivien Colahan, 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:

Beginning at a point which is 198.18 feet South along the quarter line from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County and running thence North 89°49' West 450.07 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence South 6°02' West along said Easterly right of way line 96.2 feet to a point; thence South 89°49' East 460.15 feet to a point on the North-South center line of Section 7; thence North along said North-South center line 95.7 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-007C0-00400

The true and actual consideration for this conveyance is \$55,000.00.

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:

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 18 day of October, 2019.

Julia A. Root
Julia A. Root

State of Oregon } ss
County of Jackson }

On this 18th day of October, 2019, before me, Kelli S. Hogenson a Notary Public in and for said state, personally appeared Julia A. Root, 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.

Kelli S. Hogenson
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 2/16/2020

