

FIRST AMERICAN

3342598



After recording return to:
Jesse Scott Kohler
138223 Hillcrest Street
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Jesse Scott Kohler
138223 Hillcrest Street
Gilchrist, OR 97737

File No.: 7191-3342598 (SW)
Date: December 05, 2019

THIS SPACE RESERVED FOR RECORD

2019-014177

Klamath County, Oregon

12/06/2019 10:54:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Susan C. Simonton, Grantor, conveys and warrants to **Jesse Scott Kohler**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$105,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: **7191-3342598 (SW)**

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.

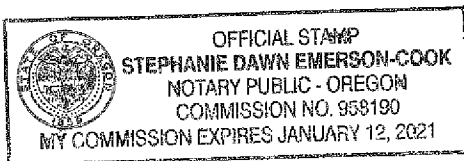
Dated this 5 day of December, 2019.

Susan C. Simonton
Susan C. Simonton

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 5 day of December, 2019
by **Susan C. Simonton**.

[Signature]



Notary Public for Oregon
My commission expires: 1-12-21

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 74 of Tract 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.