

MT 3391473AM

RECORDING REQUESTED BY:

Western Title & Escrow

360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0182236-DI

Kristin Nicole Sundstrom
107 Pinney St.
Crescent, OR 97733

SEND TAX STATEMENTS TO:

Kristin Nicole Sundstrom
107 Pinney St.
Crescent, OR 97733

2019-014529

Klamath County, Oregon

12/13/2019 03:11:00 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Chandra Bath and Jesse Bath, Grantor, conveys and warrants to **Kristin Nicole Sundstrom**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12.12.19

Chandra Bath

Chandra Bath

Jesse Bath

Jesse Bath

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 12/12/19 - by Chandra Bath and Jesse Bath.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/17/21

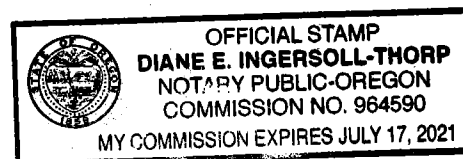


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, located in the SE1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES; thence Northeasterly along the Easterly line of U.S. Highway 97 as shown on the plat of Pinney's Acres to the Northwest corner of Lot 1, Block 1; thence South 89° 20' 00" East along the North line of Lot 1, Block 1, Pinney's Acres, 230.71 feet; thence South 00° 39' 00" West parallel with the East line of Lot 1, Block 1, Pinney's Acres, 405.82 feet; thence North 89° 21' 15" West, 144.55 feet; thence North 00° 38' 45" East, 49.39 feet; thence North 89° 21' 15" West 107.50 feet; thence South 40° 38' 35" West, 311.99 feet to the true point of beginning.