



2019-014805
 Klamath County, Oregon
 12/20/2019 08:12:38 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Marvin D. Rosser and Michelle A. Rosser
 6510 S. 6th St., #262
 Klamath Falls, OR 97603

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

Marvin D. Rosser and Michelle A. Rosser
 6510 S. 6th St., #262
 Klamath Falls, OR 97603

File No. 339878AM

STATUTORY WARRANTY DEED

Billie L. Young,

Grantor(s), hereby convey and warrant to

Marvin D. Rosser and Michelle A. Rosser, 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:

A portion of Lots 34 and 35 of VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 34, from which the Southwest corner of said Lot 34 bears South 00 degrees 06' 14" West 186.71 feet; thence South 89° 35' 00" East 141.36 feet; thence South 00°06' 14" West 186.71 feet to a point on the South line of said Lot 35; thence, along the boundary of Lot 35, South 89° 35' 00" East 58.64 feet, North 00° 06' 14" East 330.00 feet, and North 89° 35' 00" West 100.00 feet to the Northerly corner common to said Lots 34 and 35; thence, along the boundary of said Lot 34, North 89° 35' 00" West 100.00 feet and South 00° 06' 14" West 143.29 feet to the point of beginning.

The true and actual consideration for this conveyance is \$38,250.00.

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 13 day of Dec, 19 .

Billie L. Young
Billie L. Young

State of Wisconsin
County of Waukesha

On this 13 day of December, 2019, before me, Marilyn Myers a Notary Public in and for said state, personally appeared Billie L. Young, 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.

Marilyn Myers
Notary Public for the State of Wisconsin
Residing at: WAUKESHA, WI
Commission Expires: 03/04/23

Marilyn Myers
Notary Public, State of Wisconsin