



00252169201900149970040045

12/27/2019 08:00:42 AM

Fee: \$97.00

AFTER RECORDING, RETURN TO:

Teresa Panossian
721 Arrowhead Rd.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Teresa Panossian
721 Arrowhead Rd.
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

Teresa Panossian, Trustee of The ROBERT W. GRAHAM TRUST, u/a dated June 20, 2007, with an address of 721 Arrowhead Rd., Klamath Falls, OR 97601 ("Grantor"), conveys and warrants to Teresa Panossian whose address is 721 Arrowhead Rd., Klamath Falls, OR 97601 ("Grantee"), the following described real property commonly known as 1000 Pine Street, Klamath Falls, in Klamath County, Oregon, ("Property"), described more particularly on the Exhibit A attached hereto and made a part hereof by this reference.

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The consideration for this conveyance is \$0.00 for transfer from a trust.

This property is free of liens and encumbrances, EXCEPT: covenants, conditions, restrictions, and easements of record, if any, and those apparent on the land.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 26th day of December, 2019.

Teresa Panossian Trustee
Grantor

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 26 day of December, 2019, by Teresa Panossian [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Rebecca Lopez
Printed Name: Rebecca Lopez
Notary Public in and for the State of Oregon

EXHIBIT A

A portion of Lot 5, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at an iron pin on the Northwest corner of said Lot 5; thence N. 52°42' E. along the Northwestern line of said Lot 5 a distance of 25.5 feet; thence S. 37°18' E. a distance of 25.5 feet; thence S. 52°42' W. a distance of 25.5 feet to the Southwestern line of said Lot 5; thence N. 37°18' W. along the Southwestern line of said Lot 5 a distance of 25.5 feet, more or less, to the point of beginning.

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Northwestern line of said Lot 5, said point being N. 52°42' E. a distance of 25.5 feet from the Northwest corner of said Lot 5; thence N. 52°42' E. along the Northwestern line of said Lots 5 and 6 a distance of 60.33 feet to an "X" etched in the concrete sidewalk; thence S. 37°18' E. parallel with the Southwestern line of Lot 6 a distance of 49.5 feet; thence S. 52°42' W. a distance of 60.33 feet; thence N. 37°18' W. a distance of 49.5 feet, more or less, to the point of beginning.

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Southwestern line of said Lot 5, said point being S. 37°18' E. a distance of 89.5 feet from the Northwest corner of said Lot 5; thence S. 37°18' E. along the Southwestern line of said Lot 5 a distance of 18.15 feet to an iron pin on the Northwestern line of a 14-foot alley; thence N. 52°42' E. along the Northwestern line of said alley a distance of 85.83 feet to an iron pin; thence N. 37°18' W. parallel with the Southwestern line of said Lot 6 a distance of 58.15 feet; thence S. 52°42' W. a distance of 60.33 feet; thence S. 37°18' E. a distance of 40.0 feet; thence S. 52°42' W. a distance of 25.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a portion of Lot 5, Block 48, Nichols Addition, City of Klamath Falls: Beginning at a point on the Southwestern line of Lot 5, said point being S. 37°18' E., a distance of 89.5 feet from the Northwest corner of said Lot 5, said point also being the most Southerly corner of property conveyed by deed recorded in Volume 331, Page 268, Deed Records of Klamath County, Oregon; thence N. 52°42' E., following the Southeastery boundary of that property conveyed by aforementioned deed, 25.50 feet to a point; thence N. 37°18' W. 37.5 feet to a point; thence at right angles N. 52°42' E., 1.00 feet to a point; thence again at right angles S. 37°28' E. 60.55 feet to a point on the Northwestern boundary of that property conveyed to the City of Klamath Falls by deed recorded in Volume 306, Page 362, Deed Records of Klamath County, Oregon; thence along said Northwestern line S. 52°42' W. 26.50 feet to a point on the Southwestern line of Lot 5, thence N. 37°18' W. 18.15 feet to the point of beginning.



2016-003970
Klamath County, Oregon
04/20/2016 09:17:37 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert W. Graham, Trustee of The Robert W. Graham
Trust, u/a dated June 20, 2007
2140 Home Avenue
Klamath Falls, OR 97601

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

Robert W. Graham, Trustee of The Robert W. Graham
Trust, u/a dated June 20, 2007
2140 Home Avenue
Klamath Falls, OR 97601
File No. 97882AM

STATUTORY WARRANTY DEED

R. Rand Hale, M.D.,

Grantor(s), hereby convey and warrant to

Robert W. Graham, Trustee of The Robert W. Graham Trust, u/a dated June 20, 2007 ,

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 Lot 5 in Block 48, Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly line of Lot 5, said point being South 37° 18' East a distance of 26.5 feet from the Northwest corner of said Lot 5; thence South 37° 18' East a distance of 81.15 feet to a point being 12.00 feet North 37° 18' West from the Southwest corner of said Lot 5; thence North 52° 42' East, a distance of 26.50 feet; thence North 37° 18' West, a distance of 60.65 feet; thence 52° 42' West, a distance 1.00 feet; thence North 37° 18' West, a distance of 20.50 feet; thence South 52° 42' West a distance of 25/50 feet to the point of beginning.

Together with easements appurtenant thereto contained in Deed recorded in Volume M76 page 1066, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$130,000.00.**

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: