



THIS SPACE RESERVED FOR

**2019-015173**

**Klamath County, Oregon**

**12/31/2019 02:33:01 PM**

**Fee: \$92.00**

After recording return to:

Michael Sean Conatser

11910 Mallory Dr

Klamath Falls, OR 97603

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

Michael Sean Conatser

11910 Mallory Dr

Klamath Falls, OR 97603

File No. 339072AM

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### STATUTORY WARRANTY DEED

**Ralph M. Roe and Susan D. Roe,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Michael Sean Conatser,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$224,900.00.

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 31 day of December, 2019.

Ralph M. Roe  
Ralph M. Roe

Susan D. Roe  
Susan D. Roe

State of Oregon } ss  
County of Klamath }

On this 31 day of December, 2019, before me, Lynda West a Notary Public in and for said state, personally appeared Ralph M. Roe and Susan D. Roe, 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.

Lynda West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-30-21

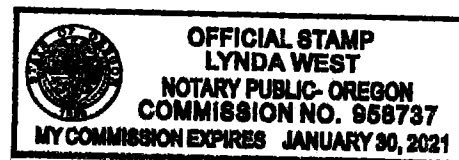


EXHIBIT 'A'

File No. 339072AM

A tract of land situated in the N1/2 SE1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located South 0°08' West a distance of 608.25 feet and North 89°52' West a distance of 661.8 feet from the East quarter corner of said Section 9; thence North 0°08' East a distance of 208.71 feet to the true point of beginning; thence North 0°08' East 146.95 feet to a point which is South 222 feet from the South boundary of Mallory Drive; thence North 89°52' West a distance of 208.71 feet to a point; thence South 0°08' West a distance of 146.95 feet to a point; thence South 89°52' East a distance of 208.71 feet to the true point of beginning.

TOGETHER WITH a strip of land situated in the NE1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 89°55'00" East 453.19 feet from the Northeast corner of Lot 1, Block 3, PINE GROVE RANCHETTES, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive; thence continuing South 89°55'00" East 14.00 feet to the Easterly line of that tract of land described in Deed Volume M-74 at page 15447, as recorded in the Klamath County Deed Records; thence North 00°08'00" East along said Easterly line and the Easterly line of that tract of land described in Deed Volume M-68 at page 2191 of said Deed Records, 222.00 feet to the point of beginning.