



2020-001978

Klamath County, Oregon

02/18/2020 02:20:53 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Chrysostom Dawes

2704 Watson St

Klamath Falls, OR 97603

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

Chrysostom Dawes

2704 Watson St

Klamath Falls, OR 97603

File No. 344073AM

STATUTORY WARRANTY DEED

Steven M. Young,

Grantor(s), hereby convey and warrant to

Chrysostom Dawes,

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:

The Northerly 147 feet of Lots 18 and 19, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less any portion thereof contained in right of way of Enterprise Irrigation ditch, TOGETHER WITH an easement for roadway as set out in Easement Agreement recorded on Page 411 of Volume 285 of Deeds, Records of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is South 0° 27' East a distance of 15.0 feet from the Northeast corner of Lot 19 and on the West side of Piedmont Avenue; thence West 441.0 feet to an iron pin; thence North 0° 27' West 30.0 feet to an iron pin; thence East 441.0 feet to an iron pin which is on the West side of Piedmont Avenue and North 0° 27' West a distance of 15 feet from the Southeast corner of Lot 23; thence South 0° 27' East along the West side of Piedmont Avenue a distance of 30 feet to the point of beginning.

SAVING AND EXCEPTING that portion in Deed Volume M03-35197, more particularly described as follows:

Beginning at the NW corner of said Lot 18; thence along the West line of said Lot 18 South 00° 27' 00" East 147.25 feet to a 1/2" iron pipe, thence North 89° 43' 11" East 22.00 feet to a 5/8" pin with a plastic cap stamped "LS 928 Gastaldi", thence along an existing fence, and the southerly and northerly extension thereof, North 00° 36' 51" East 132.24 feet to a 5/8" pin with a plastic cap stamped "LS 928 Gastaldi", thence continuing North 00° 36' 51" East 15.00 feet to the North line of said Lot 18, thence along the North line of said Lot 18 South 89° 46' 02" West 24.73 feet to the point of beginning.

The true and actual consideration for this conveyance is \$259,000.00.

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:

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 14 day of February 2020.

Steven M. Young
Steven M. Young

State of Oregon } ss

County of Clatsop }

On this 14 day of February, 2020, before me, Sharon Reason a Notary Public in and for said state, personally appeared Steven M. 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.

Sharon Reason
Notary Public for the State of Oregon
Residing at: Pennington
Commission Expires: 6-12-2022

