



2020-003713  
Klamath County, Oregon  
03/30/2020 08:12:45 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William Victor Carlson

615 E Front St.

Merrill, OR 97633

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

William Victor Carlson

615 E Front St.

Merrill, OR 97633

File No. 358133AM

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### STATUTORY WARRANTY DEED

**Jeanette Jacobs ,**

Grantor(s), hereby convey and warrant to

**William Victor Carlson,**

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$16,000.00.

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.

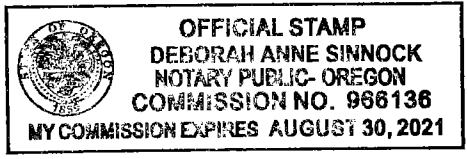
Dated this 27th day of MARCH, 2020.

Jeanette Jacobs  
Jeanette Jacobs

State of OR } ss  
County of Klamath }

On this 27th day of MAR., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jeanette Jacobs, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21



## EXHIBIT "A"

358133AM

### PARCEL 1:

Beginning at a point 1390 feet West and 30 feet North of the Section corner common to Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, and Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 125 feet; thence West 50 feet; thence South 125 feet; thence East 50 feet to the point of beginning; being a parcel of land 50 feet in width by 125 feet in depth adjoining the Hotel property of O.W. Howard on the West and being situated in the SW1/4 of SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH that portion of vacated Marvin Street which inured thereto, vacated by Board of Commissioners Order dated March 12, 1973.

### PARCEL 2:

The North 43 feet of the following described property in the County of Klamath, State of Oregon:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Sections 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW1/4 SE1/4 and the SE1/4 SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

### PARCEL 3:

The South 82 feet of the following described property in the County of Klamath, State of Oregon:

Beginning at a point which is 1310 feet West and 30 feet North of the corner common to Section 2 and 3, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 34 and 35, Township 36 South, Range 14 East of the Willamette Meridian; thence West 80 feet; thence North 125 feet; thence East 80 feet; thence South 125 feet to the place of beginning, being a portion of the SW1/4 SE1/4 and the SE1/4 SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian.

Together with that portion of Vacated Marvin Street.