

**2020-003951****Klamath County, Oregon**

04/02/2020 01:48:19 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Martius706 Conger Ave.Klamath Falls, OR 97601

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

Michael Martius706 Conger Ave.Klamath Falls, OR 97601File No. 350679AM

STATUTORY WARRANTY DEED**Sandra L. House,**

Grantor(s), hereby convey and warrant to

Michael Martius, Married Man,

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:

Beginning at a point North 32°14' West 479.15 feet from a stone monument in the center of the Northerly end of Conger Avenue; thence North 32°14' West 70.20 feet; thence South 72°12' West to Link River; thence down Link River to a point South 72°12' West of the point of beginning; thence North 72°12' East to the point of beginning;

Also, beginning at a point North 32°14' West 549.35 feet from a stone monument in the center of the Northerly end of Conger Avenue; thence North 32°14' West 88.88 feet; thence South 72°12' West to Link River; thence down Link River to a point South 72°12' West of the point of beginning; thence North 72°12' East to the point of beginning, said lands being located in Lots 7 and 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$368,000.00.

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:

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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 27 day of March, 2020.

Sandra L House
Sandra L. House

State of WA } ss
County of Clark }

On this 27 day of March, 2020, before me, Dorothy Sherrill a Notary Public in and for said state, personally appeared Sandra L. House, 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.

Dorothy Sherrill
Notary Public for the State of WA
Residing at: Vancouver WA
Commission Expires: 12-19-2020

