



THIS SPACE RESERVED FOR

2020-004547

Klamath County, Oregon

04/09/2020 10:15:39 AM

Fee: \$87.00

After recording return to:

Jeannie Irene Smith

2351 Radcliffe Ave

Klamath Falls, OR 97601

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

Jeannie Irene Smith

2351 Radcliffe Ave

Klamath Falls, OR 97601

File No. 357171AM

STATUTORY WARRANTY DEED

Ashton Ottmar ,

Grantor(s), hereby convey and warrant to

Jeannie ~~Irene~~ Smith,

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 following described real property in Klamath County, Oregon:

A parcel of land situate in the SE1/4 SW1/4 of Section 1, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon, and being more particularly described as follows:


Beginning at an iron pin on the Easterly right-of-way line of Patterson Street, as the same is presently located and constructed, from which an iron pin marking the Northwest corner of the SE1/4 SW1/4 of Section 1, 39 South, Range 9 E.W.M., bears South 89°06' West 30 feet distant; thence South 0°54' East along the said Easterly right of way line of Patterson Street 1000 feet to an iron pin on the Northerly right-of-way line of Maryland Street; thence North 89°06' East along the said Northerly right of way line of Maryland Street 420 feet to an iron pin; thence N.0°54' West 96.7 feet to the true point of beginning of this description; thence continuing North 0°54' West 96.7 feet to a point; thence North 89°06' East 100 feet to a point; thence South 0°54' East 96.7 feet to a point; thence South 89°06' West 100 feet more or less to the true point of beginning.

The true and actual consideration for this conveyance is \$200,000.00.

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.

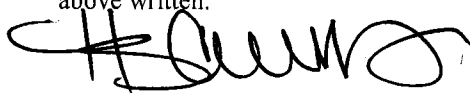
Dated this 3 day of April, 2020


Ashton Ottmar

State of County } ss
County of Klamath }

On this 3 day of April, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Ashton Ottmar, 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.



Notary Public for the State of County

Residing at: Oregon

Commission Expires: Dec. 17 2021

