



2020-006772

Klamath County, Oregon

06/02/2020 02:17:51 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Logan E. Smestad and Danielle Claire Bauer Smestad

94 Dahlia St.

Klamath Falls, OR 97601

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

Logan E. Smestad and Danielle Claire Bauer Smestad

94 Dahlia St.

Klamath Falls, OR 97601

File No. 369876AM

STATUTORY WARRANTY DEED

Justin David Krieger,

Grantor(s), hereby convey and warrant to

Logan E. Smestad and Danielle Claire Bauer Smestad, as Tenants by the Entirety,

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:

A parcel of land situated in Block 11, ELDORADO, an addition to Klamath Falls, Oregon being a replat of vacated portions of Eldorado Heights and Sunnyside Addition, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin from which the Northwest corner of Lot 2 of said Block 11 bears North 89° 47' 00" West 138.47 feet; thence from said point of beginning South 01° 56' 48" West 100.10 feet to a 1/2" iron pin on the South line of lot 4 of said Block 11; thence along the Southerly line of said Lot 4 and the Southwesterly line of Lot 5 of said Block 11 South 89° 47' 00" East 33.88 feet; thence South 49° 51' 30" East 3.07 feet to a 1/2" iron pin on the Southwesterly line of said Lot 5; thence North 27° 28' 43" East 104.00 feet to a 1/2" iron pin on the Northeasterly line of said Lot 5; thence along the arc of a 150.78 feet radius curve to the left (long chord bears North 79° 31' 21" West 53.73 feet) 54.01 feet to a 1/2" iron pin marking the Northwest corner of said Lot 5; thence North 89° 47' 00" West along the North line of said Lot 4, 28.02 feet to the point of beginning.

The true and actual consideration for this conveyance is \$215,000.00.

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:

87

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 29th day of MAY, 2020.

Justin David Krieger
Justin David Krieger

State of WASHINGTON } ss
County of Walla Walla }

On this 29th day of May, 2020, before me, GENIE LYN HUNTEMANN, a Notary Public in and for said state, personally appeared **Justin David Krieger**, 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.

Genie Lyn Huntemann
Notary Public for the State of WASHINGTON
Residing at: 1015 PLEASANT ST. Walla Walla, WA
Commission Expires: 5-15-2024 99562

