

GRANTOR  
Don D. Romano

2020-007079  
Klamath County, Oregon

GRANTEE  
Don D. Romano and Barbara Ann Romano  
13328 Old Fort Rd.  
Klamath Falls, OR 97601



06/09/2020 10:43:18 AM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Don D. Romano, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Don D. Romano and Barbara Ann Romano, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A"

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money..

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this \_\_\_th day of June, 2020.

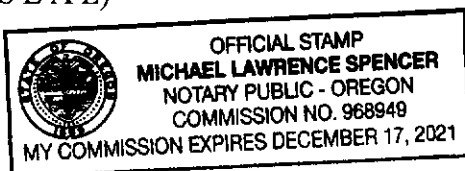
Don D. Romano

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Don D. Romano and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me:   
Notary Public for Oregon



## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### PARCEL 1:

A tract of land situated in Lot 3, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Northeasterly corner of Lot 41, First Addition to Algoma, Oregon, said point being on the Southeasterly right of way line of the Old Dalles-California Highway; thence South 4° 44' East along the Easterly line of Lots 41 and 40, First Addition to Algoma, Oregon, a distance of 224.2 feet; thence North 79°30' East a distance of 119.45 feet and North 60°30' East a distance of 200.0 feet; thence South 89°04'30" East a distance of 304.7 feet; thence North 39°30'30" East a distance of 47.4 feet; thence North 57°31'30" West to the Southeasterly right of way line of the Old Dalles-California Highway; thence Southwesterly along said right of way line to the point of beginning.

#### PARCEL 2:

Lot 41 in First Addition to Algoma, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

#### PARCEL 3:

Beginning at a point North 56°30' West 525 feet from the Northeast corner of Lot 4, Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 23°30' East 321.5 feet; thence North 89°30' West 385 feet; thence North 7°45' West 175 feet; thence North 79°30' East 107 feet; thence North 60°30' East 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 60 feet (as measured along the North and South lines).