



2020-013336

Klamath County, Oregon

10/16/2020 12:17:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David Stanley Settle and Diana Jean Masters

5110 S Etna Street

Klamath Falls, OR 97603

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

David Stanley Settle and Diana Jean Masters

5110 S Etna Street

Klamath Falls, OR 97603

File No. 401913AM

## STATUTORY WARRANTY DEED

**Jana M. French ,**

Grantor(s), hereby convey and warrant to

**David Stanley Settle and Diana Jean Masters, with right of survivorship,**

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 the iron pin which marks the Southwest corner of Lot 41, ELMWOOD PARK, Klamath County and running thence South 89°33' East along the South line of Lots 41 and 42 of Elmwood Park, a distance of 145 feet to an iron pin which lies on the Westerly right of way line of South Etna Street; thence in a Southerly direction along the Westerly right of way line of South Etna Street following the arc of an 88.3835 degree curve to the left, a distance of 64.37 feet to an iron pin; note the long chord of this curve bears South 28°30' East a distance of 61.86 feet; thence continuing South 57°00' East along the Southerly right of way line of South Etna Street a distance of 84.73 feet to an iron pin; thence continuing along the Southerly right of way line of South Etna Street following the arc of a 49.1072 degree curve to the right a distance of 96.05 feet to an iron pin which lies on the Northerly right of way line of the U.S.R.S. Lateral, note the long chord of this curve bears South 23°55' East a distance of 94.60 feet; thence following the Northerly right of way line of the U.S.R.S. Lateral in a Westerly direction to its intersection with the line between Lots 41 and 40 of Elmwood Park extended South; thence North along the line of Lots 41 and 40 of Elmwood Park, extended South, a distance of 159 feet, more or less, to the point of beginning, in the Southwest quarter of the Northwest quarter of Section 14, Township 39 South, Range 9 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$315,000.00.

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 13 day of October 2020

Jana M French  
Jana M. French

State of Oregon } ss  
County of Klamath }

On this 13 day of October, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Jana M. French, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

