



THIS SPACE RESERVED FOR

2020-016786

Klamath County, Oregon

12/23/2020 12:26:02 PM

Fee: \$92.00

After recording return to:

Kenneth S. Ronningen Jr. and Karolyn Olivia

Ronningen

2507 Nile St.

Klamath Falls, OR 97601

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

Kenneth S. Ronningen Jr. and Karolyn Olivia

Ronningen

2507 Nile St.

Klamath Falls, OR 97601

File No. 419594AM

STATUTORY WARRANTY DEED

Michael D. House and Bethanne House, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kenneth S. Ronningen Jr. and Karolyn Olivia Ronningen, 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:

See attached Exhibit "A"

The true and actual consideration for this conveyance is \$283,500.00.

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 17 day of December, 2020

Michael D. House
Michael D. House

Bethanne House
Bethanne House

State of Oregon } ss
County of Klamath }

On this 17 day of December, 2020, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Michael D. House and Bethanne 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.

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

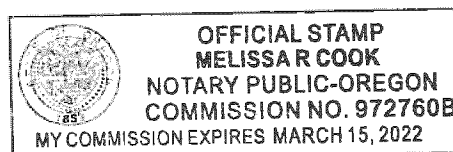


EXHIBIT "A"

A portion of Lots 14 and 15, Block 1, Homeland Tracts, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 14, Block 1, Homeland Tracts; thence South 89°54'40" East, along the North line of said Lot 14, 210.37 feet more or less; thence South 0°55'15" East, 94.71 feet; thence South 88°04'35" West 210.37 feet to the East boundary of Nile Street; thence North 0°55'15" East along said street boundary, 102.10 feet to the true point of beginning.

EXCEPTING THEREFROM, that portion of Lot 14, Block 1, Homeland Tracts, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Lot 14; thence South 89°54'40" East along the North line of said Lot 14 a distance of 210.37 feet to a 5/8" iron pin thence; leaving said North line South 0°55'15" East 1.5 feet; thence Westerly to a point that is South 0°55'15" East 3.5 feet from the point of beginning of this description; thence North 0°55'15" West 3.5 feet to the point of beginning.

ALSO LESS AND EXCEPT any portion lying within parcel of land conveyed to Noel T. Patrick and Christena M. Patrick by quitclaim deed recorded in Volume M74 at Page 12047 on September 10, 1974.

TOGETHER WITH a portion of Parcel 1 of "Land Partition 66-94", situated the NW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1; thence South 00°50'57" East, along the East line of said Parcel 1, 94.37 feet; thence leaving the said East line, North 89°45'12" West 199.76 feet to a point on the boundary of said Parcel 1; thence, along the boundary of said Parcel 1 the following courses, North 00°51'23" West 94.37 feet and South 89°45'12" East 199.77 feet to the point of beginning.