



2021-009669

Klamath County, Oregon

06/21/2021 11:22:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Carolyn Roemheld and Jack Nicklaw

400 1/2 Conger Ave.

Klamath Falls, OR 97601

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

Carolyn Roemheld and Jack Nicklaw

400 1/2 Conger Ave.

Klamath Falls, OR 97601

File No. 451082AM

### STATUTORY WARRANTY DEED

**Nicole C. O'Hair,**

Grantor(s), hereby convey and warrant to

**Carolyn Roemheld and Jack Nicklaw, 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 tract of land situated in Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Commencing at the intersection of the center of Conger Avenue and Main Street, according to the recorded plat of the survey of Conger Avenue on record in Plat Book 2 at page 2 in the Office of the County Clerk of Klamath County, Oregon, taking the center of Main Street as North 66° 42' East; thence North 19° 48' West, 465.5 feet; thence North 42° 18' West, 159.33 feet; thence South 49° 30' West 17.5 feet; thence South 49° 30' West, 125.0 feet; thence South 42° 18' East, 15.0 feet; thence South 49° 30' West 46 feet to the true point of beginning; thence South 49° 30' West, to the East or left bank of Link River; thence North 73° West upstream along the East or left bank of said Link River to the North boundary of the property described in the Deed of J.G. Pierce to B. St. George Bishop dated October 29, 1904, and recorded December 22, 1904 in Book 17 of Deeds, at page 4, in the Office of the County Clerk of Klamath County, Oregon; thence North 49° 30' East to a point from which the point of beginning bears South 42° 18' East, 105.8 feet; thence South 42° 18' East 105.8 feet to the point of beginning.**

**Together with an easement for driveway purposes dated August 20, 1956 and recorded September 7, 1956 in Volume 286, page 402, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$356,000.00.

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 16 day of June, 2021

  
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Nicole C. O'Hair

State of Oregon } ss  
County of Klamath }

On this 16 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Nicole C. O'Hair, 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.

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

