



2023-001333
Klamath County, Oregon
02/27/2023 11:13:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Delbert I. Ellis and Sandra G. Ellis

5700 Harlan Dr.

Klamath Falls, OR 97603

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

Delbert I. Ellis and Sandra G. Ellis

5700 Harlan Dr.

Klamath Falls, OR 97603

File No. 579088AM

STATUTORY WARRANTY DEED

Gilbert J. Lepire,

Grantor(s), hereby convey and warrant to

Delbert I. Ellis and Sandra G. Ellis, 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:

PARCEL 1

Lots 47 and 48 of the RESUBDIVISION OF TRACTS B AND C, FRONTIER TRACTS, a platted portion of the County of Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot F of TRACTS B and C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon described as follows:

Beginning at a point on the North line of "M" Street, said point being South 1° 11' West 500.08 feet from the West 1/4 corner of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 17' East 326.1 feet along said "M" Street to the True Point of Beginning; thence continuing along "M" Street North 89° 17' East 160 feet; thence North 0° 09' East to the South line of Varney (Pitt) Creek; thence West along said South line of Varney (Pitt) Creek to a point North 0° 09' East of the True Point of Beginning; thence South 0° 09' West to the true point of beginning.

The true and actual consideration for this conveyance is \$65,000.00.

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 25 day of FEB 2023.

Gilbert J. Lepire
Gilbert J. Lepire

State of Oregon } ss
County of Marion }

On this 25 day of February, 2023, before me, William F. Woodard a Notary Public in and for said state, personally appeared Gilbert J. Lepire, 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.

William F. Woodard
Notary Public for the State of Oregon
Residing at: Marion County
Commission Expires: 05/16/2026

