



2025-003929
Klamath County, Oregon
05/23/2025 12:27:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Wilson III

4072 Collier Lane

Klamath Falls, OR 97603

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

Robert Wilson III

4072 Collier Lane

Klamath Falls, OR 97603

File No. 676593AM

STATUTORY WARRANTY DEED

Hal L. Perlman and Evelyn Y. Perlman, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Robert Wilson III,

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 portion of Lot 1, Block 3, Tract 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the vacated portion which inures by law thereto Arrowhead Road (30 feet wide) recorded August 10, 1976 in Volume M76, page 12371 adjoining, more particularly described as follows:

Beginning at a point on the Westerly line of said Lot 1, said point being North 18 degrees 21' 42" East a distance of 73.71 feet from the Southwest corner of said Lot 1; thence North 18 degrees 21' 42" East along the West line of Lot 1, a distance of 83.87 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 134.26 feet; thence Northeasterly along said curve a distance of 51.57 feet (chord of said curve bears North 29 degrees 22' 00" East, with a length of 51.26 feet); thence North 40 degrees 22' 18" East a distance of 73.56 feet; thence South 00 degrees 05' 51" West, along a line parallel with and 30 feet distant from the East line of Block 3, a distance of 180.48 feet; thence North 89 degrees 54' 09" West a distance of 98.90 feet, to the point of beginning.

TOGETHER WITH that portion of vacated Arrowhead Road which inured thereto by order recorded February 12, 2002 in Volume M02, page 45668.

The true and actual consideration for this conveyance is \$482,000.00.


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:

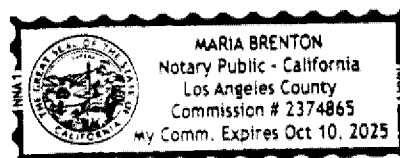
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.



Hal L. Perlman

State of California } ss
County of Los Angeles }

On this 14 day of May, 2025, before me, Maria Brenton a Notary Public in and for said state, personally appeared Hal L. Perlman, 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.



Notary Public for the State of California
Residing at: Los Angeles
Commission Expires: 10/10/25




Evelynn Y. Perlman

State of Oregon} ss
County of Klamath}

On this 16 day of May, 2025, before me, Melissa Cook a Notary Public in and for said state, personally appeared Evelyn Y. Perlman, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

