

1843880-AF  
2012-003517

Klamath County, Oregon



00116230201200035170020029

04/04/2012 12:53:15 PM

Fee: \$42.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
City of Klamath Falls  
226 S 5th Street  
Klamath Falls, OR 97601

Grantor Address:  
Jason Denny  
404 Main Street, Ste 1  
Klamath Falls, OR 97601

File No.: 7021-1843880 (ALF)  
Date: February 28, 2012

### STATUTORY WARRANTY DEED

**Jason Denny**, Grantor, conveys and warrants to **City of Klamath Falls**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The Easterly 52 feet of Lot 11 Block 49 NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING the Southerly 7 feet of the above described property conveyed to the City for alley purposes.**

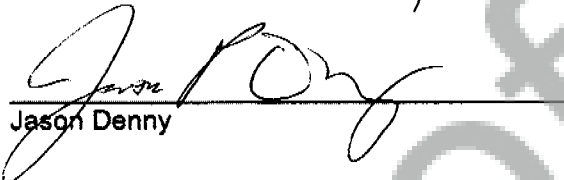
**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. City Lien in the amount of \$1,514.79.

The true consideration for this conveyance is **\$51,000.00**. (Here comply with requirements of ORS 93.030)

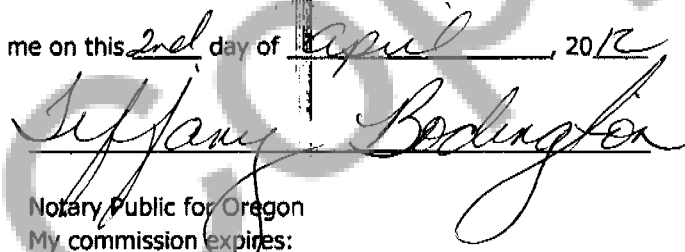
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2nd day of April, 2012.

  
Jason Denny

STATE OF Oregon )  
County of multnomah ) ss.  
County of Klamath )

This instrument was acknowledged before me on this 2nd day of April, 2012  
by **Jason Denny**.

  
Notary Public for Oregon  
My commission expires:

