



2016-001291
Klamath County, Oregon
02/09/2016 11:21:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rikki Lea N. McGuffey

320 N 4th Street

Klamath Falls, OR 97601

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

Rikki Lea N. McGuffey

320 N 4th Street

Klamath Falls, OR 97601

File No. 71573AM

STATUTORY WARRANTY DEED

Danny R. Allen and Cynthia L. Allen, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Rikki Lea N. McGuffey ,

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:

Part of Lots 1 and 2, Block 49, FIRST 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, described as follows:

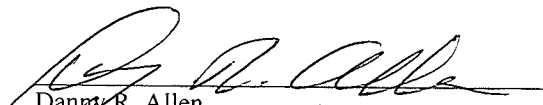
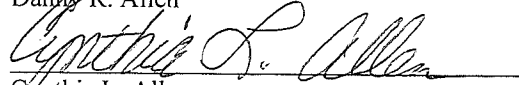
Beginning on the Westerly line of Fourth Street at the intersection thereof and Northerly line of alley through said Block 49; thence Northwesterly along Fourth Street 50 feet; thence Southwesterly and parallel with alley 62 feet; thence Southeasterly and parallel with Fourth Street 50 feet to the Northerly line of alley; thence Northeasterly along line of alley 62 feet to point of beginning.

The true and actual consideration for this conveyance is \$80,000.00.

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.

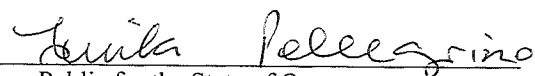
Dated this 5th day of February, 2016


Danny R. Allen

Cynthia L. Allen

State of Oregon } ss
County of Klamath }

On this 5th day of February, 2016, before me,
Twila Pellegrino a Notary Public in and for said state, personally
appeared Danny R. Allen and Cynthia L. Allen, 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 Falls, Oregon
Commission Expires: 12-3, 2018

