



2016-005613
Klamath County, Oregon
05/27/2016 02:58:24 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Darcy Myers
135 Jay Street
Klamath Falls, OR 97601

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

Darcy Myers
135 Jay Street
Klamath Falls, OR 97601
File No. 100459AM

STATUTORY WARRANTY DEED

Natalia Vladimirovna Bumgarner, who acquired title as Natalia Vladamir Bumgarner

Grantor(s), hereby convey and warrant to

Darcy Myers ,

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:

Lots 3 thru 6 inclusive, Block 23, of the Re-Subdivision of Block 23, Industrial Addition in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO, beginning at the intersection of the center line of a vacated alley lying between Lots 6 and 7 of Block 23, Industrial Addition to the City of Klamath Falls, Oregon, and the North line of Jay Street as now located; thence East along the North line of Jay Street 2 feet; thence in a Northeasterly direction to the Northwest corner of Lot 6, said Block and Addition; thence South to the Southwest corner of said Lot 6; thence West along said North line of Jay street to the point of beginning.

The true and actual consideration for this conveyance is **\$1.00**.

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 25th day of May, 2016

Natalia Vladimirovna Bumgarner

Natalia Vladimirovna Bumgarner

State of Oregon } ss
County of Klamath }

On this 25th day of May, 2016, before me, Twila Pellegrino
a Notary Public in and for said state, personally appeared Natalia Vladimirovna Bumgarner, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

