



2017-000498

Klamath County, Oregon

01/18/2017 01:42:00 PM

Fee: \$47.00

THIS SPACE RESE

After recording return to:

Misty L. West

1421 Canby Street

Klamath Falls, OR 97601

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

Misty L. West

1421 Canby Street

Klamath Falls, OR 97601

File No. 139294AM

STATUTORY WARRANTY DEED

James Armstrong,

Grantor(s), hereby convey and warrant to

Misty L. West ,

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:

The Easterly 40 feet of Lot 4, Block 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and the vacated West 10 feet of Lot 4 and the vacated East 20 feet of Lot 5, Block 14, known as undeveloped Johnson Street right of way, vacation recorded November 3, 1981 in Book M81, page 19140 and recorded January 13, 1982 in Book M82, page 510, Deed Microfilm Records of Klamath County, Oregon.

PARCEL 2:

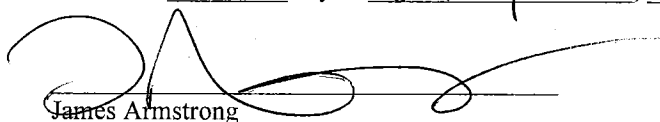
Vacated West 30 feet of Lot 5, Block 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, known as undeveloped Johnson Street of Way, vacation recorded November 3, 1981 in Book M81, page 19140 and recorded January 13, 1982 in Book M82, page 510, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$225,000.00.**

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 16th day of January, 2017.


James Armstrong

State of Oregon } ss
County of Klamath }

On this 16 day of January, 2017, before me, Melissa B Bland a Notary Public in and for said state, personally appeared James Armstrong, 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.

Melissa B Bland
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: April 20, 2018

