



2018-007245
Klamath County, Oregon
06/15/2018 11:28:00 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian Foye and Rosabella Foye

2211 Oregon Avenue

Klamath Falls, OR 97601

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

Brian Foye and Rosabella Foye

2211 Oregon Avenue

Klamath Falls, OR 97601

File No. 234701AM

STATUTORY WARRANTY DEED

Robert C. Moore,

Grantor(s), hereby convey and warrant to

Brian Foye and Rosabella Foye, as tenants by the entirety,

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

Beginning on the North side of Oregon Avenue at a point thereon distant 55 feet West of the West line of Modoc Street in the City of Klamath Falls, Oregon; thence North and parallel with Modoc Street 100 feet; thence West parallel with Oregon Avenue 55 feet to the line between Lots 2 and 3, Block 64 of Buena Vista Addition; thence South and parallel with Modoc Street 100 feet to the North line of Oregon Avenue; thence East along said line of Oregon Avenue 55 feet to the point of beginning, being a portion of Lots 1 and 2 in said Block 64 in Buena Vista Addition to the City of Klamath Falls, Oregon. according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

The East one-half of Lot 3 in Block 64 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-029BC-00800-000

R-3809-029BC-00700-000

The true and actual consideration for this conveyance is \$133,500.00.

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 13 day of June, 2018.

Robert C. Moore
Robert C. Moore

State of Oregon } ss
County of Oregon }

On this 13 day of June, 2018, before me, Rosio V. Hernandez Notary Public in and for said state, personally appeared Robert C. Moore, 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.

Rosio V. Hernandez
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: Nov 06, 2020

