



THIS SPACE RESERVED FOR

**2018-008199**

**Klamath County, Oregon**

**07/10/2018 01:52:01 PM**

**Fee: \$87.00**

After recording return to:

Kaitlin Faith Coleman

346 N 10<sup>th</sup> St.

Klamath Falls, OR 97601

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

Kaitlin Faith Coleman

332 N 10<sup>th</sup> St.

Klamath Falls, OR 97601

File No. 246184AM

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**STATUTORY WARRANTY DEED**

**Brian Perigo and Amy Perigo,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Kaitlin Faith Coleman,**

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:

**The following described real property in Klamath County, Oregon; Beginning at the most Easterly corner of Lot 7 in Block 44 of NICHOLS ADDITION TO THE TOWN OF LINKVILLE (now City of Klamath Falls) Oregon; thence Southwesterly on the Southerly line of said Lot 7, 39.24 feet; thence Northwesterly parallel with 9th Street, 10 feet to the true point of beginning of this description; thence Northwesterly parallel with 9th Street, 50 feet; thence Northerly at right angles to 9th Street to the Northeasterly side of Lot 8 in Block 44; thence Southerly along the Westerly line of 10th Street to a point 6.88 feet Southeasterly from the most Easterly corner of Lot 8 in said Block; thence westerly in a straight line to the point of beginning, being portions of Lots 1, 7 and 8 in said Block 44 of NICHOLS ADDITION.**

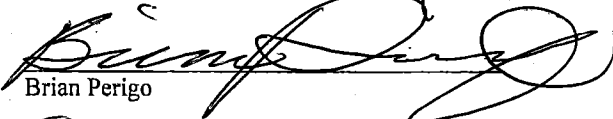
The true and actual consideration for this conveyance is \$75,000.00.

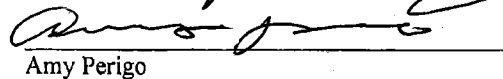
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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.

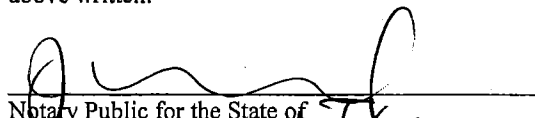
Dated this 6 day of July, 2018.

  
Brian Perigo

  
Amy Perigo

State of TX } ss  
County of TARRANT }

On this 6 day of July, 2018, before me Jeffrey G. Wood a Notary Public in and for said state, personally appeared Brian Perigo and Amy Perigo, 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 TX  
Residing at: TARRANT County  
Commission Expires: 5/24/20

