



THIS SPACE RESERVED FOR

2019-000498

Klamath County, Oregon

01/17/2019 11:29:01 AM

Fee: \$87.00

After recording return to:

Jamie A. John's

900 Quarter House Road

Williams, AZ 86046

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

Jamie A. John's

900 Quarter House Road

Williams, AZ 86046

File No. 274552AM

STATUTORY WARRANTY DEED

Terry L. Griffin,

Grantor(s), hereby convey and warrant to

Jamie A. John's

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:

Beginning at an iron pin on the Southerly line of Upham Street at the Northeast corner of Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence along said line of Lot 1 and the Westerly line of the alley 83.5 feet to an iron pin at the most Southerly corner of said Lot 1; thence at right angles on line between said Lot 1 and Lot 2, 14.08 feet to an iron pin; thence at an angle to the right of 50 degrees 53' a distance of 56.4 feet to an iron pin on the Southerly line of Upham Street; thence East along the Southerly line of Upham Street 61.5 feet to the place of beginning, being a part of said Lot 1, Block 5, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

TOGETHER WITH that portion of vacated alleyway which inures to the above described property.

The true and actual consideration for this conveyance is \$5,500.00.

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 10 day of January, 19.

Terry L. Griffin
Terry L. Griffin

State of Oregon } ss
County of Klamath }

On this 10 day of January, 2019, before me, Lynda West a Notary Public in and for said state, personally appeared Terry L. Griffin, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

