

**WARRANTY DEED**

**2019-001021**

Klamath County, Oregon

After recording return to  
Lora Mae Gibson  
630 N. 11th St.  
Klamath Falls, OR 97601



00235227201900010210010013

Until a change is requested all tax statements to the above address.

02/04/2019 11:53:40 AM

Fee: \$82.00

LORA MAE GIBSON, acquired before as LORA MAE CROFOOT, hereafter called GRANTOR, convey (s) and warrants to RICHARD PAUL GIBSON and LORA MAE GIBSON, hereafter called GRANTEE (s) all that real property situated to the Count of Klamath, State of Oregon, described as:

THE SOUTHERNLY 40 FEET OF THE NORTHERLY 80 FEET OF LOTS 7 AND 8, BLOCK 61, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPT THAT PORTION CONVEYED TO UNITED STATES OF AMERICA FOR CANAL RIGHT OF WAY.

Code 1 map 3809-29 DC TL 4800

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulation. Before signing or accepting this instrument, the person (s) acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses and to determine any limits or lawsuits against farming or forest practices as defined in ORS 30.390."

And covenant (s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent up the land, contracts and/or liens for irrigation and/or drainage.

And will warrant and defend the same against all persons who may lawfully claim the same, except as show above.

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


In constructing this deed and where the contest so requires, the singular includes the plural.

IN WITNESS THEREOF, the grantor has executed this instrument this 1<sup>st</sup> day of February, 2019.

  
Lora Mae Gibson

STATE OF OREGON, County of Klamath

On the 1<sup>st</sup> day of February, 2019, personally appeared Lora Mac Gibson and acknowledged the forgoing instrument to be her voluntary act and deed.

Before me:   
Notary Public for Oregon  
My Commission Expires: April 11, 2021

State of Oregon, County of Klamath.

