



THIS SPACE RESERVED FOR

2019-001517

Klamath County, Oregon

02/19/2019 12:10:01 PM

Fee: \$87.00

After recording return to:

Barry Gibson

613 Washington St.

Klamath Falls, OR 97601

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

Barry Gibson

613 Washington St.

Klamath Falls, OR 97601

File No. 279933AM

STATUTORY WARRANTY DEED

Natalie J. Schirle,

Grantor(s), hereby convey and warrant to

Barry Gibson,

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 a point on the Northerly line of Washington Street, 7.3 feet Northeasterly of the Southwest corner of Lot 7 in Block 45 of FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along said Northerly line of Washington Street, 44.8 feet more or less, to the Southeasterly corner of said Lot 7; thence Northwesterly and following the Easterly line of said Lot 7, 110.0 feet to the alley through said Block 45; thence Southwesterly along the Southerly line of said alley 44.8 feet; thence Southeasterly and parallel with the Easterly line of Sixth Street 110.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$41,500.00.

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:

8x

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 12th day of February, 2019

Natalie J. Schirle
Natalie J Schirle

State of Oregon } ss
County of Deschutes }

On this 12th day of February, 2019, before me, Krista K. Griffin, a Notary Public in and for said state, personally appeared Natalie J. Schirle, 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.

Krista K. Griffin
Notary Public for the State of Oregon
Residing at: Deschutes County
Commission Expires: April 06, 2020

