



THIS SPACE RESERVED FOR

**2019-001820**

**Klamath County, Oregon**

**02/28/2019 09:11:01 AM**

**Fee: \$87.00**

After recording return to:

Paul Harris and Joelle C. Harris

203 High St.

Klamath Falls, OR 97601

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

Paul Harris and Joelle C. Harris

203 High St.

Klamath Falls, OR 97601

File No. 281637AM

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### STATUTORY WARRANTY DEED

**Danny Evans,**

Grantor(s), hereby convey and warrant to

**Paul Harris and Joelle C. Harris, 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:

**The following described real property in Klamath County, Oregon: That parts of Lots 1 and 2 in Block 54 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the Southwesterly line of 8th Street 59 feet Northwest of the most Easterly corner of Lot 1, Block 54 in Nichols Addition to the City of Klamath Falls, Oregon; thence Southwesterly at right angles to Eighth Street 120 feet; thence Northwesterly and parallel with Eighth Street 41 feet; thence Northeasterly at right angles to Eighth Street 120 feet; thence Southeasterly along the Southwesterly line of Eighth Street 41 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$52,500.00.

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 27<sup>th</sup> day of Feb, 2019.

Danny Evans  
Danny Evans

State of OR } ss  
County of Klamath }

On this 27<sup>th</sup> day of Feb, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Danny Evans, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

