



2019-004245

Klamath County, Oregon

04/22/2019 02:37:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Briston Gilman and Justin Thomas

329 Martin St.

Klamath Falls, OR 97601

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

Briston Gilman and Justin Thomas

329 Martin St.

Klamath Falls, OR 97601

File No. 284209AM

STATUTORY WARRANTY DEED

Jenny Devaney and James P. Devaney,

Grantor(s), hereby convey and warrant to

Briston Gilman and Justin Thomas, 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:

A portion of Lots 15 and 16, Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15, Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon: thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly and parallel with Martin Street 37-1/2 feet; thence Southwesterly and parallel with Oak Avenue, 50 feet; thence Southeasterly along Martin Street 37-1/2 feet to the place of beginning.

The true and actual consideration for this conveyance is \$122,000.00.

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:

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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 18th day of April 2019.

chk
James P. Devaney
James Devaney

Jenny Devaney
Jenny Devaney

State of Oregon } ss
County of Harney }

On this 18th day of April, 2019, before me, Sharon Reason a Notary Public in and for said state, personally appeared Jenny Devaney & James P. Devaney, 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.

Sharon Reason
Notary Public for the State of Oregon

Residing at: Burns, Oregon

Commission Expires: 6-12-2022

