



THIS SPACE RESERVED FOR

2019-005402

Klamath County, Oregon

05/15/2019 09:01:01 AM

Fee: \$87.00

After recording return to:

Scott T. Farrar and Linda L. Farrar

2415 California Ave

Klamath Falls, OR 97601

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

Scott T. Farrar and Linda L. Farrar

2415 California Ave

Klamath Falls, OR 97601

File No. 294491AM

STATUTORY WARRANTY DEED

Ardis Lea Arbuckle, who acquired title as Ardis Lea Arbuckle (Keene),

Grantor(s), hereby convey and warrant to

Scott T. Farrar and Linda L. Farrar, 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 Lot 1, Block 18 and a portion of closed Roosevelt Street, all in FIRST ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the South line of Rose Street and the West line of Prospect Street in the City of Klamath Falls, Oregon, and running thence South along the West line of Prospect Street 42 feet; thence West and parallel with Rose Street 100 feet, more or less, to the Westerly line of closed Roosevelt Street; thence in a Northeasterly direction along the Westerly line of closed Roosevelt Street to the South line of Rose Street; thence East along the South line of Rose Street to the place of beginning.

The true and actual consideration for this conveyance is \$55,000.00.

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:

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 10th day of May, 2019.

Ardis Lea Arbuckle

Ardis Lea Arbuckle

State of Oregon } ss

County of Hood River

On this 10th day of May, 2019, before me,

Mary M. Finley a Notary Public in and for said state, personally appeared Ardis Lea Arbuckle, 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.

Mary M. Finley

Notary Public for the State of Oregon

Residing at: Wasco, OR

Commission Expires: 01/07/2020

