



THIS SPACE RESERVED FOR

2019-011581 Klamath County, Oregon 10/04/2019 02:45:01 PM Fee: \$87.00
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After recording return to:

Justin Rogers
 1919 Erie St.
 Klamath Falls, OR 97601

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

Justin Rogers
 1919 Erie St.
 Klamath Falls, OR 97601
 File No. 310208AM

STATUTORY WARRANTY DEED

Dennis Vader,

Grantor(s), hereby convey and warrant to

Justin Rogers,

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 Easterly 70 feet of Lot 16, Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and the Southeasterly 1 foot of the Northeasterly 70.4 feet of Lot 15, Block 41 of the HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$119,000.00.

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:

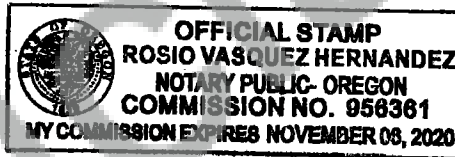
2019-2020 Real Property Taxes, a lien not yet due and payable

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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 3 day of October, 2019.

Dennis Vader
Dennis Vader



State of Oregon } ss
County of Klamath }

On this 3 day of October, 2019, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared **Dennis Vader**, 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.

Rosio Vasquez Hernandez
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Nov 08, 2020

