

2019-012568

Klamath County, Oregon



00249328201900125680020026

10/28/2019 01:39:07 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Charles F. Linton1626 Crescent AveKlamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Charles F. Linton1626 Crescent AveKlamath Falls, OR 97601

File No. \_\_\_\_\_

**STATUTORY WARRANTY DEED**

Margaret A. Linton with an address of 7218 W. 42<sup>nd</sup> St, Tulsa, OK 74107 ("Grantor"), conveys and warrants to Charles F. Linton whose address is 1626 Crescent Avenue, Klamath Falls, OR 97601, free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

**Beginning at the Northeast corner of Lot 3, Block 33, HILLSIDE ADDITION to the City of Klamath Falls, Oregon on the West line of Crescent Avenue; thence West 89 feet along the North line of said Lot 3; thence South and parallel with Crescent Avenue, 34 feet; thence East and parallel with the North line of Lot 3 a distance of 89 feet to said line of Crescent Avenue; thence North along said line of Crescent Avenue 34 feet to the point of beginning.**

Also known as street and number 1626 Crescent Avenue, Klamath Falls, OR 97601.

The true consideration for this conveyance is **\$ 30,000.00.**

This property is free of liens and encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

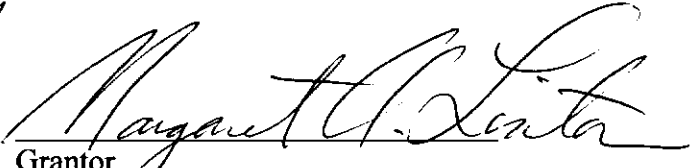
**2019-2020 Real Property Taxes, a lien not yet due and payable**

**[LIST EXCEPTIONS]**

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

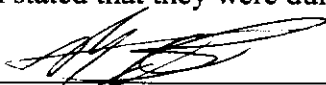
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 29 day of August, 2019

  
Grantor

STATE OF Colorado }  
COUNTY OF Gunnison } ss.

The foregoing instrument was acknowledged before me on this 29<sup>th</sup> day of August, 2019, by Margaret A. Linton [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

  
Printed Name: Brandon Busby  
Notary Public in and for the State of Colorado  
Residing at: Gunnison, CO  
Commission Expires July 22, 2023

BRANDON J BUSBY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194027542  
MY COMMISSION EXPIRES JULY 22, 2023