

2019-014547

Klamath County, Oregon



00251632201900145470020025

12/16/2019 09:14:45 AM

Fee: \$87.00

WARRANTY DEED

Rodney Klein and Dorothy M. Klein
256 ½ Laguna Street
Klamath Falls, OR 97601
Grantor

Dean Dennis Klein
210 Martin Street
Klamath Falls, OR 97601
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that RODNEY KLEIN and DOROTHY M. KLEIN, as Tenants by the Entirety, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to DEAN DENNIS KLEIN, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances there unto belonging or in any wise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Parcel 1.

Lots 37 and 38 in Block 17, INDUSTRIAL ADDITION IN THE CITY OF KLAMATH FALLS.

Map/Tax R-3809-033BA-06500-000

Parcel 2.

Lot 36 in Block 17, INDUSTRIAL ADDITION IN THE CITY OF KLAMATH FALLS.

Map/Tax R-3809-033BA-06400-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other good and valuable consideration.

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

Returned at Counter

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 12th day of December, 2019.

Rodney Klein
Rodney Klein

Dorothy M. Klein
Dorothy M. Klein

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on December 12, 2019 by
Rodney Klein and Dorothy M. Klein, proved to me on the basis of satisfactory evidence to be the person
who appeared before me.

(S E A L)

Dona Alleen Nelson
Notary Public for Oregon
My Commission Expires: # 3-7-2022

