

2019-014970

Klamath County, Oregon

Returned at Counter

AFTER RECORDING, RETURN TO:

Teresa Panossian
721 Arrowhead Rd.
Klamath Falls, OR 97601



00252129201900149700030034

12/24/2019 03:18:06 PM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Teresa Panossian
721 Arrowhead Rd.
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

Teresa Panossian, Trustee of The ROBERT W. GRAHAM TRUST, u/a dated June 20, 2007, with an address of 721 Arrowhead Rd., Klamath Falls, OR 97601 ("Grantor"), conveys and warrants to Teresa Panossian whose address is 721 Arrowhead Rd., Klamath Falls, OR 97601 ("Grantee"), the following described real property commonly known as 2140 Home Avenue, Klamath Falls, in Klamath County, Oregon, described more particularly as follows:

Lot 318, Block 111, MILLS ADDITION to the City of Klamath Falls, Oregon.

("Property")

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

This property is free of liens and encumbrances, EXCEPT: covenants, conditions, restrictions, and easements of record, if any, and those apparent on the land.

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 5th day of Dec, 20 19.

Teresa Papossian, TTEE
Grantor

STATE OF OREGON

COUNTY OF KLAMATH

} ss.

The foregoing instrument was acknowledged before me on this 5 day of Dec, 2019, by Teresa Papossian [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.



Stacy M Osborn
Printed Name: Stacy M Osborn
Notary Public in and for the State of Oregon

EXHIBIT A

Real property commonly known as 2140 Home Avenue, Klamath Falls, situated in the County of Klamath, State of Oregon, and described as follows:

Lot 318, Block 111, MILLS ADDITION to the City of Klamath Falls, Oregon.