



THIS SPACE RESERVED FOR

2019-015030

Klamath County, Oregon

12/27/2019 01:25:01 PM

Fee: \$87.00

After recording return to:

Zauhna St.Clair

1902 Esplanade Ave

Klamath Falls, OR 97601

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

Zauhna St.Clair

1902 Esplanade Ave

Klamath Falls, OR 97601

File No. 340049AM

STATUTORY WARRANTY DEED

Charles E. Hamilton,

Grantor(s), hereby convey and warrant to

Zauhna St.Clair,

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:

Beginning at a point on the Southerly line of Lot 13, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, said point being 53 feet distant Northeasterly from the Southwest corner of Lot 13; thence Northwesterly parallel to Eldorado Avenue to the Southeast line of Esplanade Avenue; thence Northeasterly along the Southeast line of said Esplanade Avenue to a point 50 feet Southwesterly at right angles from the Southwesterly line of the alley dividing Lots 12, 13 and 14, from Lots 11 and 15 of said Block 39; thence Southeasterly parallel to Eldorado Avenue to the Southerly line of Lot 13; thence Southwesterly along said Southerly line 47 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Southwesterly 4 feet deeded to L. F. Kirkpatrick by Warranty Deed recorded in Deed Volume 241, at page 373, Deed Records of Klamath County, Oregon.

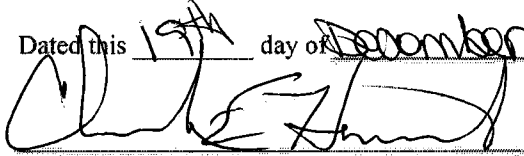
The true and actual consideration for this conveyance is \$163,900.00.

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:

87 HLT

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.

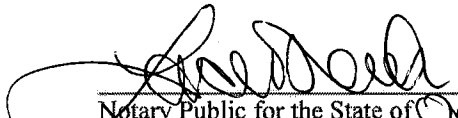
Dated this 19th day of December 2019.



Charles E. Hamilton

State of Oregon } ss
County of ~~Wasco~~ Wasco

On this 19th day of December, 2019, before me, Lacie Newlan, a Notary Public in and for said state, personally appeared Charles E. Hamilton, 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.


Notary Public for the State of Oregon
Residing at: 209 N. 5th Street, Hood River, OR
Commission Expires: 3-15-22 97031