



2020-001173  
Klamath County, Oregon  
01/29/2020 03:22:07 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy Lacefield and Mary Pyles

926 Newcastle Ave

Klamath Falls, OR 97601

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

Timothy Lacefield and Mary Pyles

926 Newcastle Ave

Klamath Falls, OR 97601

File No. 338673AM

### STATUTORY WARRANTY DEED

**Jeffrey D. Biesnecker and Elizabeth M. White-Hurst as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Timothy Lacefield and Mary Pyles, as Tenants by the Entirety,**

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:

**A portion of Lot 7, Block 41, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Southeasterly line of Manzanita Street, 150 feet Easterly along the said Southeasterly line of Manzanita Street from the Northwest corner of Block 41, HILLSIDE ADDITION to the City of Klamath Falls; thence at right angles Southeasterly 92 feet; thence at right angles Northeasterly and parallel with said Manzanita Street 100 feet to the Southwest line of that certain 20 foot alley running through said Block 41; thence Northwesterly along said Southwesterly line of said alley 92 feet; thence Southwesterly 100 feet to the point of beginning, with bearings based on Survey No. 2941**

The true and actual consideration for this conveyance is \$207,700.00.

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:

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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 24 day of January, 2020.

Elizabeth M. White-Hurst as Attorney in Fact for Jeffrey D. Biesnecker  
Elizabeth M. White-Hurst as Attorney in Fact for Jeffrey D. Biesnecker

Elizabeth M. White-Hurst  
Elizabeth M. White-Hurst

State of South Carolina ss.  
County of Richland

On this 24 day of January, 2020, before me, Michelle Walker a Notary Public in and for said state, personally appeared Elizabeth M. White-Hurst, Individually and as Attorney-in-fact for Jeffrey D. Biesnecker, known or identified to me to be the person(s) whose name(s) subscribed to the within instrument,  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Michelle Walker  
Notary Public for the State of South Carolina  
Residing at: 205 Westbridge Rd, Columbia, SC 29223  
Commission Expires: 8-8-2027

