RETURN TO: DAMMY NAME **

XTORING REFERENCE BRING RESEARCH REX

XMX PURE STURY XMAYX MX AVAINX

XXADAM REMAX XMX XXXXXX

XXADAM REMAX XMX XXXXX

XXADAM REMAX XMX XXXXX

XXADAM REMAX XMX XXXXX

XXADAM REMAX XMX XXXXIX

2729 Old Fort Road

Tenant

DAWN ORE 4832 SUMMERS LN

KLAMATH FALLS OR XXXXXXX

97603

2020-001815

02/13/2020 02:12:02 PM

Fee: \$82.00

Klamath County, Oregon

Grantee Dawn Ore 1003 East Main Street Klamath Falls, OR 97601

Klamath Falls, OR 97601

Melvin Haas and Kathy Froehlich

- STATUTORY WARRANTY DEED -

Melvin Haas and Kathy Froehlich, as tenancy by the entirety, conveys and warrants to Dawn Ore, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 770 and 771 of Block 106, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plan thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

Property taxes that are a lien but are not yet payable, zoning ordinances, building and use restrictions, reservations in federal patents, easements of record that effect the property, covenants, conditions and restrictions of record, city liens of the City of Klamath Falls, and rights of tenants under existing leases or tenancy's.

The true and actual consideration for this transfer is \$125,000.00.

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 day of +00., 2020.

Male CX1

STATE OF OREGON

before

knowledged k

) ss County of Klamath)

OFFICIAL STAMP
HEATHER ANNE SCIURBA
NOTARY PUBLIC- OREGON
COMMISSION NO. 969717
MY COMMISSION EXPIRES DECEMBER 17, 2021

Notary Public for Oregon

My Commission expires:

DEC. 17202

