



2020-002143

Klamath County, Oregon

02/21/2020 01:26:11 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sibyl Kathleen Ferguson

632 N 10th St

Klamath Falls, OR 97601

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

Sibyl Kathleen Ferguson

632 N 10th St

Klamath Falls, OR 97601

File No. 345609AM

STATUTORY WARRANTY DEED

Jeanie Ortiz,

Grantor(s), hereby convey and warrant to

Sibyl Kathleen Ferguson,

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:

All that part of Lots 7 and 8, Block 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at the most Northerly corner of Lot 8, Block 62; thence Southerly along the Southerly line of Grant Street, 85 feet; thence Southeasterly at right angles to Grant Street 60 feet; thence Northeasterly and parallel with Grant Street 85 feet to the Westerly line of 10th Street; thence Northwesterly along the Westerly line of 10th Street, 60 feet to the point of beginning.

The true and actual consideration for this conveyance is \$115,000.00.

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:

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 20 day of Feb., 2020

Jeanie Ortiz
Jeanie Ortiz

State of WA } ss
County of Pierce

On this 20 day of FEB, 2020, before me, Cyndi McCarter a Notary Public in and for said state, personally appeared Jeanie Ortiz, 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.

Cyndi McCarter
Notary Public for the State of WA
Residing at: Pierce
Commission Expires: 3-6-22

