



2020-002617

Klamath County, Oregon

03/02/2020 01:23:56 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Frank Edward James and Colleen Yvette James

PO Box 583

Klamath Falls, OR 97601

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

Frank Edward James and Colleen Yvette James

PO Box 583

Klamath Falls, OR 97601

File No. 350521AM

STATUTORY WARRANTY DEED

Marcus M. Henderson,

Grantor(s), hereby convey and warrant to

Frank Edward James and Colleen Yvette James, 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 parcel of land situated in Block 24 ELDORADO HEIGHTS 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 being more particularly described as follows:

Beginning at the most Westerly corner of said Block 24; thence South 49°50' East along the Southwesterly boundary of said Block 24 a distance of 55.0 feet to the beginning of a curve, the radius of which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence Southeasterly along the arc of the curve of said Southwest boundary a distance of 222.5 feet to the true point of beginning; thence continuing Southeasterly along the arc of the curve of said Southwest boundary, 71.4 feet; thence North 61°48' East along the extended radius of said curve, 110.0 feet; thence Northwesterly along the arc of a curve parallel to and 110.0 feet distant from said Southwesterly boundary a distance of 81.95 feet; thence South 57°03' West along the extended radius of said curve, 110.0 feet more or less to the true point of beginning.

The true and actual consideration for this conveyance is \$176,000.00.

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:

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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.

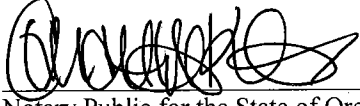
Dated this 28 day of February, 2020.



Marcus M. Henderson

State of Oregon } ss
County of Klamath }

On this 28 day of February, 2020, before me, Cynthia King a Notary Public in and for said state, personally appeared Marcus M. Henderson, known or identified to me to be the person ~~x~~ whose name ~~(x)~~ is 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: Klamath County
Commission Expires: 2/12/2024

