

**2020-002850****Klamath County, Oregon**

03/06/2020 10:15:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jeremy D MuenzerPO Box 541Hood River, OR 97031Until a change is requested all tax statements shall be
sent to the following address:Jeremy D MuenzerPO Box 541Hood River, OR 97031File No. 351624AM

STATUTORY WARRANTY DEED**Phyllis Goebel ,**

Grantor(s), hereby convey and warrant to

Jeremy D Muenzer, a single person,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 47, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, 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 the Southwest corner of said Lot 7; thence Northeasterly, along the South boundary of said Lot 7, 105 feet to a point; thence Northwesterly, parallel with Haskin Street, 50 feet to the North boundary of said Lot 7; thence Southwesterly, along the North boundary of said Lot 7, 105 feet to a point on the West line of Lot 7, thence Southeasterly, parallel with Haskin Street, 50 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-028CD-01000**Ref# 761036****3809-029CD-01100****Ref# 373170**

The true and actual consideration for this conveyance is \$3,500.00.

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 4th day of March, 2020

Phyllis Goebel
Phyllis Goebel

State of Oregon } ss

County of Klamath }

On this 4th day of March, 2020, before me, Twila Jean Pellegrino ~~THE UNDERSIGNED~~, a Notary Public in and for said state, personally appeared Phyllis Goebel, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022

