



THIS SPACE RESERVED FOR

2020-003831

Klamath County, Oregon

03/31/2020 12:49:00 PM

Fee: \$87.00

After recording return to:

Danny O'Duane and Phedora O'Duane

742 W 14th St

Medford, OR 97501

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

Danny O'Duane and Phedora O'Duane

2024 California Ave.

Klamath Falls, OR 97601

File No. 358320AM

### STATUTORY WARRANTY DEED

**Robert J. Davis ,**

Grantor(s), hereby convey and warrant to

**Danny O'Duane and Phedora O'Duane, 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:

**Lot 7 and the East 25.00 feet, measured at right angles of Lot 6, Block 121, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof, on file in the office of the County Clerk, Klamath Falls, Klamath County, Oregon.**

**EXCEPTING THEREFROM a Portion of Lots 6 and 7, Block 121, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, Klamath County, Oregon, in a more particularly description, as follows:**

**BEGINNING AT A Point which is South 81°03'50" West 25.00 feet from the Northwest corner of Lot 7, Block 121, BUENA VISTA ADDITION to the City of Klamath Falls, thence North 81°03'50" East a distance of 75.00 feet to the Northeast corner of said Lot 7; thence South 8°56'10" East (along the East line of said Lot 7) a distance of 150.72 feet to a point; thence in a Westerly direction to a point which is 137.22 feet South 8°56'10" East from the point of beginning; thence North 8°56'10" West 137.22 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$1.00.

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.

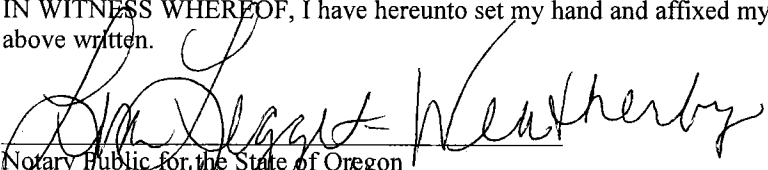
Dated this 26<sup>th</sup> day of March, 2020

  
Robert J. Davis

State of Oregon } ss  
County of Klamath }

On this 26 day of March, 2020, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Robert J. Davis, 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.

  
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/2023

