



THIS SPACE RESERVED FOR

2020-005303

Klamath County, Oregon

04/27/2020 01:37:54 PM

Fee: \$87.00

After recording return to:

Larry Allen Powers II

1985 Manzanita St.

Klamath Falls, OR 97601

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

Larry Allen Powers II

1985 Manzanita St.

Klamath Falls, OR 97601

File No. 359059AM

STATUTORY WARRANTY DEED

Bryan C. Irwin,

Grantor(s), hereby convey and warrant to

Larry Allen Powers II,

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:

The portion of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point on the Northerly line of Manzanita Street, 50 feet in a Southwesterly direction from the most Easterly corner of Lot 6 in said Block 35, and running thence Northwesterly parallel with Pacific Terrace 100 feet to the Northerly line of Lot 5 in said Block 35; thence Southwesterly along the Northerly line of said Lot 5, 50 feet; thence Southeasterly parallel with Pacific Terrace 100 feet to the Northerly line of Manzanita Street; thence Northeasterly 50 feet to the place of beginning, being the central 50 feet of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

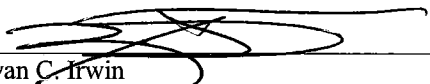
The true and actual consideration for this conveyance is \$185,000.00.

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 27th day of APRIL, 2020


Bryan C. Irwin

State of Oregon } ss
County of Klamath }

On this 27 day of April, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Bryan C. Irwin, 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 County
Commission Expires: 10/23/2022

