



THIS SPACE RESERVED FOR

2020-005429

Klamath County, Oregon

04/29/2020 01:53:57 PM

Fee: \$87.00

After recording return to:

Kelly J. Shepherd and Andrew M. Shepherd

2505 Corvallis Street

Klamath Falls, OR 97601

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

Kelly J. Shepherd and Andrew M. Shepherd

2505 Corvallis Street

Klamath Falls, OR 97601

File No. 361025AM

STATUTORY WARRANTY DEED

Matthew Sleep and Aja Bettencourt-McCarthy, not as Tenants in Common, but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Kelly J. Shepherd and Andrew M. Shepherd, 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 lying in the SW1/4 SE1/4 of Section 19, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, said parcel being a portion of heretofore vacated Lots 8 and 9, Block 25 and vacated Corvallis Street, Buena Vista Addition to the City of Klamath Falls, Oregon, and being more particularly described as follows:

Beginning at a point which lies on the North line of Mt. Pitt Street, said point being 120 feet Easterly of the Southwest Corner of said vacated Lot 9 and 150 feet Easterly of the center line of vacated Corvallis Street adjacent; thence North 89°44' West 105.0 feet; thence on the arc of a 20 foot radius curve to the right, a distance of 31.4 feet; thence North 0°16' East 70.0 feet; thence South 76°14-1/2 ' East a distance of 128.55 feet to a point which lies 60.0 feet Northerly from the point of beginning; thence South 0°16' West at the right angles to Mt. Pitt Street, a distance of 60.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$195,000.00.

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.

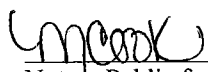
Dated this 27 day of April, 2020


Matthew Sleep

Aja Bettencourt-McCarthy

State of Oregon } ss
County of Klamath }

On this 27 day of April, 2020, before me, melissa R. Cook, a Notary Public in and for said state, personally appeared ~~Andrew M. Sleep~~ * ~~and Kelly M. Sleep~~ * 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. *Matthew Sleep and Aja Bettencourt-McCarthy
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: 3/15/22

