



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey Ridley
3321 Patterson St.
Klamath Falls, OR 97601

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

Jeffrey Ridley
3321 Patterson St.
Klamath Falls, OR 97601
File No. 368178AM

STATUTORY WARRANTY DEED

Ron Waggoner and Sonya Waggoner, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jeffrey Ridley,

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 2, Block 18, FIRST ADDITION TO KLAMATH FALLS, ORE., 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 intersection of South line of Rose Street and the West line of Prospect Street; thence South along the West line of Prospect Street 157 feet for the true point of beginning; thence North 58°10' West 98.6 feet; thence Southwesterly 40 feet along the Easterly line of closed Roosevelt Street to 9th Street; thence Southeasterly along 9th Street 110 feet; thence Northeasterly 37 feet to Prospect Street; thence 19.5 feet along Prospect Street; to the point of beginning.

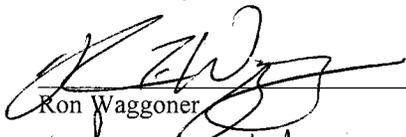
LESS portion described in Deed recorded October 20, 1928 in Volume 81, page 338, Deed records of Klamath County, Oregon.

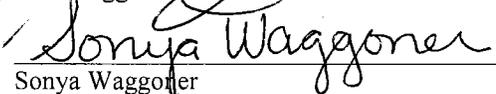
The true and actual consideration for this conveyance is \$43,000.00.

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:

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 11 day of MAY, 2020.

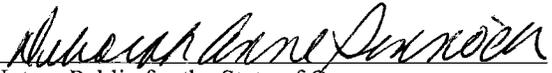


Ron Waggoner


Sonya Waggoner

State of Oregon } ss
County of Klamath }

On this 11th day of May, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Ron Waggoner and Sonya Waggoner, 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, Oregon
Commission Expires: 8-30-21

