



2020-006611

Klamath County, Oregon

05/29/2020 02:58:12 PM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Garrett Riggs and Cierra Hescock

1737 Logan St

Klamath Falls, OR 97603 Klamath Falls OR 97603

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

Garrett Riggs and Cierra Hescock

1737 Logan St

Klamath Falls, OR 97603

File No. 368382AM

STATUTORY WARRANTY DEED

Dylan J. Riggs and Brooke C. Bennett, not as tenants in common but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Garrett Riggs and Cierra Hescock, with rights of survivorship

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 North 77 feet of the following described real property:

That part of Lot 21 of VICORY ACRES, Klamath County, Oregon, described as follows: Beginning at the Northwest corner of said Lot 21 of VICORY ACRES; thence South 0°38' East along the West line of said Lot, 200 feet to the true point of beginning; thence North 89°12' East parallel to the North line of said Lot 100 feet to a point; thence South 0°38' East and parallel to the West line of said Lot, 159.0 feet to a point; thence South 89°12' West, 100.00 feet to a point on the West line of said Lot; thence North 0°38' along the West line of said lot, 159 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$139,500.00.

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 08 day of May, 2020

[Signature]  
Dylan J. Riggs

[Signature]  
Brooke C. Bennett

State of Oregon } ss  
County of Klamath }

On this 08 day of May, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Dylan J. Riggs and Brooke C. Bennett, 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.

[Signature]

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

