

2020-007110

Klamath County, Oregon



00260363202000071100010017

06/10/2020 10:14:20 AM

Fee: \$82.00

After recording, return to :
Donald G. Boyd and Julie A. Boyd
818 Loma Linda Drive
Klamath Falls, OR 97601

Send tax statements to:
Donald G. Boyd and Julie A. Boyd
818 Loma Linda Drive
Klamath Falls, OR 97601

Grantor:

Donald G. Boyd
818 Loma Linda Drive
Klamath Falls, OR 97601

Grantee:

Donald G. Boyd and Julie A. Boyd
818 Loma Linda Drive
Klamath Falls, OR 97601

-STATUTORY WARRANTY DEED-

Donald G. Boyd, Grantor, conveys to Donald G. Boyd and Julie A. Boyd husband and wife, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to wit:

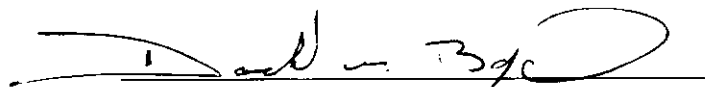
Lots 4, 5, 6, 7, 8, 9, 10 and 11 in Block 59 OF SECOND ADDITION TO ~ HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with that portion of the vacated alley adjoining said Lots 4,5,6 and 11 on the Northeasterly side thereof which inured thereto by instrument recorded in Volume 123 at page 85 and Volume 217 at page 153, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to the United States of America by Deed recorded February 10, 2015 in Volume 123 at page 85 and Volume 217, Page 153, Deed Records of Klamath County, and those matters of record and apparent upon the land.

The true and actual consideration for this is a creation of tenancy by the entirety.

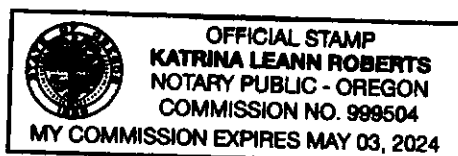
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 10 day of June, 2020.


Donald G. Boyd, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 10 day of June, 2020, the above-named Donald G. Boyd, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon

My Commission expires: 999 5/3/2024