



2020-007678

Klamath County, Oregon

06/23/2020 02:35:17 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Alicia Jackson

429 N 3rd Street

Klamath Falls, OR 97601

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

Alicia Jackson

429 N 3rd Street

Klamath Falls, OR 97601

File No. 361385AM

STATUTORY WARRANTY DEED

Louis Lane Roelle and Rene Roelle, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Alicia Jackson,

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 following described real property in Klamath County, Oregon:

The S1/2 of Lots 4 and 5 in Block 48 FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to and as shown by the duly recorded plat of said addition now on file in the office of the County Clerk of Klamath County, Oregon, said premises being more particularly described as follows:

Beginning at the Southerly corner of Lot 5 of said Block 48; thence running Northeasterly parallel to Jefferson Street a distance of 106 feet more or less to the Easterly line of said Lot 4; thence Northwesterly along the Easterly line of said Lot 4 a distance of 55 feet; thence Southwesterly parallel to Jefferson Street a distance of 106 feet to the Westerly line of Lot 5; thence Southeasterly along the Westerly line of Lot 5 to the place of beginning.

The true and actual consideration for this conveyance is \$205,000.00.

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 22 day of June, 2020

Louis Lane Roelle
Louis Lane Roelle

Rene Roelle
Rene Roelle

State of Oregon } ss
County of Klamath }

On this 22 day of June, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Louis Lane Roelle and Rene Roelle, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

