



2020-008065

Klamath County, Oregon

07/01/2020 02:40:53 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ekdara Sin

2015 Oregon Ave. Unit B

Klamath Falls, OR 97601

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

Ekdara Sin

2015 Oregon Ave. Unit B

Klamath Falls, OR 97601

File No. 376076AM

STATUTORY WARRANTY DEED

Sessler Metals, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Ekdara Sin,

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 situated in Lots 7, Block 19 of the Original Town of Linkville, known now as Klamath Falls, being more particularly described as follows:

Being at the most Northerly corner of Lot 8 in said Block 19 being at the intersection of Third and Pine Streets; thence Southwesterly along the Southerly right of way line of Pine Street, 86.5 feet to the true point of beginning; thence Southeasterly parallel to the Third Street 112 feet to a point lying Northwesterly 8 feet distant of the Southeasterly lot line of Lot 7; thence Southwesterly and 8 feet distant of the Southeasterly line of Lot 7, 46.00 feet to the lot line common to Lots 6 and 7; thence Northwesterly along the lot line common to said Lots 6 and 7, 112 feet to the Southerly line of Pine Street; thence Northeasterly along said Southerly line of Pine Street 46.00 feet to the point of beginning, being a portion of Lot 7, Block 19, Original Town of Linkville.

The true and actual consideration for this conveyance is \$105,000.00.

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 24th day of June, 2020

Sessler Metals, Inc., an Oregon Corporation

By: Charles S. Kujawski
Charles S. Kujawski, President

State of Oregon } ss
County of Klamath

On this 24 day of June, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Ekdara Sin, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

