



**2020-008274**

**Klamath County, Oregon**

**07/07/2020 03:03:05 PM**

**Fee: \$92.00**

THIS SPACE RESERVED FOR

After recording return to:

Trako Saluskin

2505 Yonna St.

Klamath Falls, OR 97601

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

Trako Saluskin

2505 Yonna St.

Klamath Falls, OR 97601

File No. 355511AM

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**STATUTORY WARRANTY DEED**

**Joyce A. Wagner,**

Grantor(s), hereby convey and warrant to

**Trako Saluskin,**

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:

**Please see attached Exhibit "A"**

The true and actual consideration for this conveyance is \$155,000.00.

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:

***"2020-2021 Real Property Taxes, a lien not yet due and payable"***

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 6 day of July, 2020

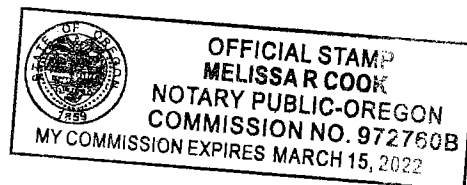
Joyce A. Wagner  
Joyce A. Wagner

State of Oregon } ss  
County of Klamath }

On this 6 day of July, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Joyce A. Wagner, 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: 1000 Klamath County  
Commission Expires: 3/15/22



## EXHIBIT "A"

Lot 8, Block 13 of Buena Vista Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the Klamath County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM: the Easterly 19 feet thereof.

ALSO EXCEPTING THEREFROM:

a tract of land, being a portion of Lot 8, Block 13 of Buena Vista Addition to the City of Klamath Falls, situated in the SE1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Northeast corner of said Lot 8 bears North 00°00'38" West 7.19 feet and North 89°59'22" East 19.00 feet; thence North 86°34'52" West 3.62 feet; thence North 18°22'05" East 7.35 feet to a point on the North line of said Lot 8; thence along the North line North 89°59'22" East 1.30 feet; thence leaving the said North line South 00°00'38" East 7.19 feet to the point of beginning, with bearings based on record of survey number 2510 on file in the office of the Klamath County Surveyor.

TOGETHER WITH:

A tract of land, being a portion of Lot 8, Block 13 of Buena Vista Addition to the City of Klamath Falls, situated in the SE1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Northeast corner of said Lot 8 bears North 00°00'38" West 7.19 feet and North 89°59'22" 19.00 feet; thence South 86°34'52" East 15.29 feet; thence South 02°14'03" East 59.51 feet to a point on the South line of said Lot 8; thence along the said South line South 89°59'22" West 17.57 feet; thence North 00°00'38" West 60.38 feet to the point of beginning, with bearings based on record of survey number 2510 on file in the office of the Klamath County Surveyor.