



2020-009024

Klamath County, Oregon

07/23/2020 01:56:53 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:

Kelly C. Sheely

318 Mesa Street

Klamath Falls, OR 97601

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

Kelly C. Sheely

318 Mesa Street

Klamath Falls, OR 97601

File No. 370313AM

STATUTORY WARRANTY DEED

Scott Allison,

Grantor(s), hereby convey and warrant to

Kelly C. Sheely,

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 Westerly portion of Lot 3 in Block 4 of DIXON ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at the Northwestern corner of the said Lot 3, Block 4, DIXON ADDITION and running thence Easterly along the Northerly boundary of the said Lot 3, 85 feet; thence at right angles Southerly 46.47 feet, more or less, to a point in the Southerly boundary of the said Lot 3; thence Westerly along the Southerly boundary of the said Lot 3, 66.54 feet, more or less, to the Southwesterly corner of the said Lot 3; thence Northwesterly along the Westerly boundary of the said Lot 3, 50 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$87,000.00.

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"

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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 22 day of JULY, 2020

Scott Allison
Scott Allison

State of Oregon } ss
County of Jackson }

On this 22 day of July, 2020, before me, DEMETRIA SHATAYE TIPPS a Notary Public in and for said state, personally appeared Scott Allison, 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.

Notary Public for the State of Oregon
Residing at: ~~Klamath Falls OR~~ JACKSON COUNTY, OR
Commission Expires: 7/23/2022

