



THIS SPACE RESERVED FOR

2020-010663

Klamath County, Oregon

08/25/2020 02:12:01 PM

Fee: \$87.00

After recording return to:

Jacqui Baskett

P.O. Box 121

Bonanza, OR 97623

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

Jacqui Baskett

P.O. Box 121

Bonanza, OR 97623

File No. 384249AM

STATUTORY WARRANTY DEED

Kurt E. Sherman ,

Grantor(s), hereby convey and warrant to

Jacqui Baskett,

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 the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 25.00 feet of Lot 3, Block 31 and the West 37.5 feet of Lot 2, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition; lies Westerly along the Southerly right of way of High Street a distance of 125.00 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.


The true and actual consideration for this conveyance is \$112,000.00.

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.

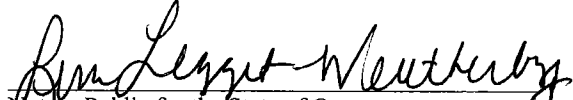
Dated this 20 day of August, 2020


Kurt E. Sherman

State of Oregon } ss
County of Klamath }

On this 20 day of August, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Kurt E. Sherman, 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

Commission Expires: 10/1/2023

