



THIS SPACE RESERVED FOR

**2020-012128**

**Klamath County, Oregon**

**09/23/2020 09:10:00 AM**

**Fee: \$87.00**

After recording return to:

Arianne LaFerriere Gray and Joseph Tyler Gray

766 W Oregon Ave.

Klamath Falls, OR 97601

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

Arianne LaFerriere Gray and Joseph Tyler Gray

766 W Oregon Ave.

Klamath Falls, OR 97601

File No. 392417AM

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### STATUTORY WARRANTY DEED

**Ross Hawkins and Anna Hawkins, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Arianne LaFerriere Gray and Joseph Tyler Gray, wife and husband,**

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 portion of Lots 9 and 10 of EMPIRE TRACTS, in the County of Klamath, State of Oregon, described as follows:**

**Beginning at the Northeast corner of said Lot 10; thence South along the East line of said Lot 10, 90 feet; thence West at right angles 142 feet; more or less, to the West line of said Lot 9, thence North along the West line of said Lot 9, 90 feet to the South line of Frieda Street; thence East 142 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$175,000.00.

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:

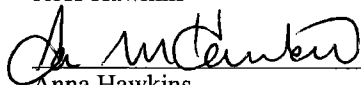
*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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 11 day of September, 2020



Ross Hawkins

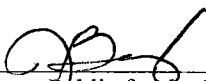


Anna Hawkins

State of Oregon } ss  
County of Klamath }

On this 11th day of September, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Ross Hawkins and Anna Hawkins**, 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 County  
Commission Expires: 10/23/2022

