

2020-013343

Klamath County, Oregon



00267469202000133430020021

10/16/2020 12:46:07 PM

Fee: \$87.00

GRANTOR
Brian L. Curtis and Dolores E. Curtis

GRANTEE
Brian L. Curtis and Dolores E. Curtis,
Trustees of the Curtis Family Trust
3917 Mazama Dr.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Brian L. Curtis and Dolores E. Curtis, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brian L. Curtis and Dolores E. Curtis, Trustees of the Curtis Family Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

The Northeasterly 47.5 feet of Lot 7 and the Southwesterly 27.5 feet of Lot 8 in Block 2 of First Addition to Tonatee Homes, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

All the Southerly 75 feet of Lots 25, 26, 27 and 28, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 3, Block 2, MAZAMA GARDENS, in the County of Klamath, State of Oregon.

PARCEL 4:

Lot 42 of Lake Shore Gardens, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical

Michael Spender
Returned at Counter

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 6th day of October, 2020.

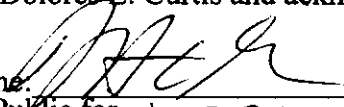

Brian L. Curtis


Dolores E. Curtis

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Brian L. Curtis and Dolores E. Curtis and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me, 
Notary Public for 12-17-2021

