



2020-013918

Klamath County, Oregon

10/28/2020 09:19:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kristopher Wilson

925 Addison St

Klamath Falls, OR 97601

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

Kristopher Wilson

925 Addison St

Klamath Falls, OR 97601

File No. 415750AM

STATUTORY WARRANTY DEED

Randy R. Hoskins,

Grantor(s), hereby convey and warrant to

Kristopher Wilson,

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 Lot 14 in Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, which is North 55° 38' East 68 feet from the most Southerly corner of said lot; thence North 55° 38' East 39 feet along the Southeasterly line of said lot; thence North 39° 20' West 56.1 feet; thence North 66° 23' West 19.63 feet, to a point on the line between Lots 13 and 14 of said Block 76, which is North 48° 10' East 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence South 48° 10' West 30 feet; along the line between said Lots 13 and 14; thence Southeasterly along the arc of a circle parallel to Oregon Avenue; the long chord of which bears South 39° 20' East a distance of 68.81 feet to the point of beginning being a portion of Lot 14, Block 76, BUENA VISTA ADDITION.

The true and actual consideration for this conveyance is \$50,000.00.

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:

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 26th day of Oct, 2020.

X Randy R. Hoskins
Randy R. Hoskins

State of OR } ss
County of Klamath }

On this 26th day of Oct, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Randy R. Hoskins, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

