



THIS SPACE RESERVED FOR

2020-013920
Klamath County, Oregon
10/28/2020 09:40:00 AM
Fee: \$87.00

After recording return to:
Jessica T. Smith
530 N 5th St.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Jessica T. Smith
530 N 5th St.
Klamath Falls, OR 97601
File No. 408025AM

STATUTORY WARRANTY DEED

Mike Reed Boyd,
Grantor(s), hereby convey and warrant to

Jessica Theresa Smith,
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:

All that portion of Lots 1 and 2, Block 42, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, as follows:

Beginning at the Northwesternly corner of Lot 1, Block 42 of said Addition at the intersection of the Westerly line of Fifth Street with the Southerly line of Lincoln Street; thence Southwesterly along the Southerly line of Lincoln Street 90 feet; thence Southeasterly and parallel with Fifth Street 55 feet; thence Northeasterly and parallel with Lincoln Street 90 feet to the Westerly line of Fifth Street; thence Northwesternly along the Westerly line of Fifth Street 55 feet to the place of beginning.

The true and actual consideration for this conveyance is \$160,000.00.
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 27 day of October, 2020.

Mike Reed Boyd
Mike Reed Boyd

State of Oregon } ss
County of Klamath }

On this 27 day of October, 2020, before me, Nicole S Galpin ~~Heather Seibert~~ a Notary Public in and for said state, personally appeared Mike Reed Boyd, 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.

Nicole S Galpin
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021 5:22:2023

