



2020-014962

Klamath County, Oregon

11/16/2020 01:38:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Alicia J. James
1832 Oregon Ave.
Klamath Falls, OR 97601

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

Alicia J. James
1832 Oregon Ave.
Klamath Falls, OR 97601
File No. 406576AM

STATUTORY WARRANTY DEED

Marell K. Waters and Mary C. Waters, Trustees of the Waters Family Trust, UTD June 7, 2007,

Grantor(s), hereby convey and warrant to

Alicia J. James,

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:

Commencing at a point on the Southwesterly line of Oregon Avenue which lies 50 feet Southeasterly from the most Northerly corner of block 75 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly and parallel with the line between Lots 2 and 3 of said Block a distance of 95 feet; thence Southeasterly parallel with Oregon Avenue a distance of 80 feet; thence Northeasterly and parallel with the line between Lots 2 and 3 of said Block a distance of 95 feet to Oregon Avenue; thence Northwesterly along the Southwesterly line of Oregon Avenue, 80 feet to the point of beginning.

The true and actual consideration for this conveyance is \$95,000.00.

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 13 day of November, 2020

The Waters Family Trust, UTD June 7, 2007

By: Marell K. Waters
Marell K. Waters, Trustee

By: Mary C. Waters
Mary C. Waters, Trustee

State of Oregon} ss.
County of Klamath}

On this 13 day of November, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Marell K. Waters and Mary C. Waters known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Waters Family Trust, UTD June 7, 2007, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M Cook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

