



2020-015222

Klamath County, Oregon

11/20/2020 01:55:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jackie C. Green and Scott S. Witter

2728 W Main St. Suite 74

Medford, OR 97501

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

Jackie C. Green and Scott S. Witter

2728 W Main St. Suite 74

Medford, OR 97501

File No. 416658AM

STATUTORY WARRANTY DEED

London Millet,

Grantor(s), hereby convey and warrant to

Jackie C. Green and Scott S. Witter, not as Tenants in Common, but with Rights of Survivorship

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 355, Block 123, MILLS 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, said parcel being more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue with Division Street; thence Easterly along the South line of Home Avenue a distance of 200 feet; thence Southerly at right angles to Home Avenue to the North line of the alley running through said Block 123; thence Easterly along the North line of said alley a distance of 115 feet, which said point is the Southeast corner of that certain parcel of land described in deed to Hubert C. Lane, et ux, recorded April 10, 1962 in Volume 336, page 512, Deed Records of Klamath County, Oregon, and which said point is the true point of beginning of the property herein conveyed; thence Easterly along the North line of said alley to the West line of Mitchell Street; thence Northerly along the West line of Mitchell Street to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the said Southerly line of said canal right of way to a point which is perpendicular to the point of beginning and which said point is the Northeasterly corner of that certain parcel of property described in deed to Hubert C. Lane, et ux, recorded April 10, 1962 in Volume 336, page 512, Deed Records of Klamath County, Oregon; thence Southerly to the point of beginning.

The true and actual consideration for this conveyance is \$90,000.00.

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 19th day of Nov 2020.


London A. Millet

State of Oregon } ss
County of Klamath }

On this 19th day of November, 2020, before me, Deborah Anne Sinnock - a Notary Public in and for said state, personally appeared London Millet, 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, Oregon
Commission Expires: 8-30-21

