



**2020-015455**

**Klamath County, Oregon**

11/25/2020 02:20:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kelly Singer

20581 W North Ave.

Antioch, IL 60002

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

Kelly Singer

20581 W North Ave.

Antioch, IL 60002

File No. 418824AM

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### STATUTORY WARRANTY DEED

**Sandra Heim,**

Grantor(s), hereby convey and warrant to

**Kelly Singer,**

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 tract of land situated in the NE1/4 of the SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, described as follows:**


**Beginning at a point which is the Northeast corner of Dixon Addition, which point is also the Southwest corner of the NE1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, thence East along the South line of said SE1/4 NE1/4 50 feet to the true point of beginning; thence East along the South line of said SE1/4 NE1/4 of Section 28, 150 feet; thence North to the South line of Old Fort Road; thence Westerly and Southerly along the South line of said road to the Northeast corner of property recorded October 16, 1942 in Volume 150 Page 415, Klamath County deed records; thence South along the East line of said property and 50 feet East of the West line of said NE1/4 SE1/4, Section 28, to the point of beginning.**

The true and actual consideration for this conveyance is \$52,000.00.

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.

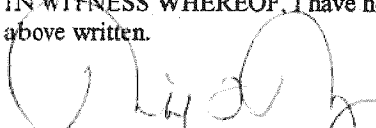
Dated this 23 day of November, 2020.

  
\_\_\_\_\_  
Sandra Heim

State of Texas } ss  
County of Bexar }

On this 23 day of November, 2020, before me, The Undersigned a Notary Public in and for said state, personally appeared Sandra Heim, 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.

HS  
  
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Notary Public for the State of Texas  
Residing at: Texas  
Commission Expires: 11-14-2024

