



**2020-015934**

**Klamath County, Oregon**

12/08/2020 09:20:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Tamera Cathleen Bancroft and Jeffery Ross Bush

1915 DelMoro St.

Klamath Falls, OR 97601

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

Tamera Cathleen Bancroft and Jeffery Ross Bush

1915 DelMoro St.

Klamath Falls, OR 97601

File No. 411448AM

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### STATUTORY WARRANTY DEED

**Luke Klaja and Debbe Klaja, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Tamera Cathleen Bancroft and Jeffery Ross Bush, as Tenants by the Entirety,**

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:

**See Attached Exhibit 'A'**

**3809-032AA-08500**

The true and actual consideration for this conveyance is \$299,000.00.

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:

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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.

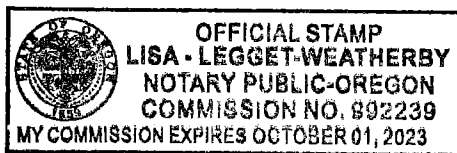
Dated this 6<sup>th</sup> day of November, 2020.

Debbe Klaja  
Debbe Klaja  
Luke Klaja  
Luke Klaja

State of Oregon } ss  
County of Klamath }

On this 6 day of November, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Luke Klaja and Debbe Klaja, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023



## EXHIBIT 'A'

File No. 411448AM

### PARCEL 1:

Portions of Lots 1 and 2 in Block 47 of Nichols Addition to the City of Klamath Falls, formerly Linkville, described as follows: Beginning at the most Easterly corner of said Lot 1; running thence Northwesterly along the Southerly side of Tenth Street a distance of 110 feet thence Southwesterly at right angles to Tenth Street a distance of 50 feet; thence Southeasterly and parallel with Tenth Street a distance of 110 feet to the Northerly line of Pine Street; thence Northeasterly along the Northerly line of Pine Street a distance of 50 feet to the place of beginning.

### PARCEL 2:

BEGINNING at a point on the Northerly line of Pine Street 50 feet Westerly from the most Easterly corner of Block 47, Nichols Addition to the Town of Linkville (now City of Klamath Falls) Oregon; thence Northwesterly at right angles to Pine Street a distance of 110 feet; thence Northeasterly and parallel with Pine Street 50 feet to the Westerly line of 10th Street; thence Northwesterly along the Easterly line of 10th Street a distance of 10 feet; thence Southwesterly at right angles to 10th Street along the Northwesterly line of Lots 1 and 2 of said Block a distance of 98.21 feet, more or less; thence Southeasterly at right angles to Pine Street a distance of 120 feet to the Northerly line of Pine Street; thence Northeasterly along the Northerly line of Pine Street 48.21 feet, more or less, to the point of beginning.

### PARCEL 3:

Beginning at the Southwesterly corner of Lot 2, Block 47 in NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Easterly on North line of Pine Street 44 feet, thence Northerly at right angles with Pine Street 110 feet, more or less, being a point which is the Northeast corner of the property herein; thence Westerly at right angles to tenth street 69 feet, more or less, to the East line of Ninth Street; thence Southerly along said East line of Ninth Street 110 feet, more or less, to the place of beginning, as shown by the duly recorded plat of said NICHOLS ADDITION to the City of Klamath Falls, Oregon.