



2020-016543

Klamath County, Oregon

12/18/2020 02:56:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Cory F. Gama

PO Box 561

Klamath Falls, OR 97601

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

Cory F. Gama

PO Box 561

Klamath Falls, OR 97601

File No. 417886AM

STATUTORY WARRANTY DEED

James R. Wolf,

Grantor(s), hereby convey and warrant to

Cory F. Gama,

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 parcel of land lying in Lots 5 and 6 in Block 72 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded Supplemental plat thereof, more particularly described as follows: Beginning at the most Easterly corner of Lot 6, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon and running thence South 89° 31' West along the Southerly line of Prescott Street 114.35 feet to the true point of beginning of this description; thence South 13° 51' West a distance of 80.05 feet, more or less to a point on the line between Lots 4 and 5 of said Block 72; thence North 52° 51' West along said line between said Lots 4 and 5 a distance of 80 feet to a point in the Southeasterly line of Lot 7 of said Block 72; thence Northeasterly along the line between said Lots 5 and 7 to Prescott Street; thence North 89° 31' East along the Southerly line of Prescott Street to the true point of beginning.

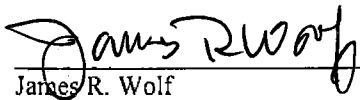
The true and actual consideration for this conveyance is \$47,000.00.

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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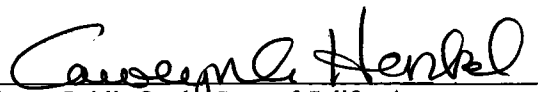
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16 day of December, 2020.


James R. Wolf

State of California } ss
County of Tuolumne }

On this 16 day of December, 2020, before me, CAROLYN A. HENKEL a Notary Public in and for said state, personally appeared James R. Wolf, 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 California
Residing at: CALAVERAS
Commission Expires: 3/25/2021

