



2020-017051

Klamath County, Oregon

12/30/2020 02:47:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Joseph Busto

6510 S. 6th St. #232

Klamath Falls, OR 97603

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

Joseph Busto

6510 S. 6th St. #232

Klamath Falls, OR 97603

File No. 412409AM

STATUTORY WARRANTY DEED

Janis K. Clark,

Grantor(s), hereby convey and warrant to

Joseph Busto,

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:

That portion of Lots 1 and 2 in Block 96 of BUENA VISTA 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, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot, thence Southwesterly along the North line of said Lot 1, 67.78 feet to a point; thence leaving said north line South 29 degrees 12' 30" East distance of 124.44 feet more or less to a point on the Southerly line of said Lot 2; thence Northeasterly along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwesterly along the East line of said Lot 1 and 2 to the point of beginning.

The true and actual consideration for this conveyance is \$232,000.00.

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 10 day of December, 2020

Janis K. Clark
Janis K. Clark

State of Oregon } ss
County of Klamath }

On this 10 day of December, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Janis K. Clark, 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.

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

