



THIS SPACE RESERVED FOR

2021-000220

Klamath County, Oregon

01/07/2021 10:18:02 AM

Fee: \$87.00

After recording return to:

Christopher Syrnyk and Kelly Syrnyk

701 Jefferson Street

Klamath Falls, OR 97601

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

Christopher Syrnyk and Kelly Syrnyk

701 Jefferson Street

Klamath Falls, OR 97601

File No. 417047AM

STATUTORY WARRANTY DEED

Sean W. St. Clair,

Grantor(s), hereby convey and warrant to

Christopher Syrnyk and Kelly Syrnyk, 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:

A portion of Lot 4, Block 54, NICHOLS 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 most Southerly corner of said Lot 4; thence Northeasterly along the Southeasterly line of said Lot 4, 60 feet to a point; thence Northwesterly at right angles to the Southeasterly line of said Lot 4 to a point on the Northwesterly line of said Lot 4; thence Southwesterly along the Northwesterly line of said Lot 4, 60 feet to the most Westerly corner of said Lot 4; thence Southeasterly to the point of beginning.

The true and actual consideration for this conveyance is \$213,700.00.

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 5 day of Jan, 2021

Sean St. Clair

State of Oregon } ss
County of Clatsop

On this 5 day of Jan, 2021, before me, Heather Scurba a Notary Public in and for said state, personally appeared Sean W. St. Clair, 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: Clatsop County OR
Commission Expires: Dec 17 2021

