



THIS SPACE RESERVED FOR

2021-000620

Klamath County, Oregon

01/14/2021 09:48:01 AM

Fee: \$87.00

After recording return to:

Abraham M. Barr

507 S. Old Stage Rd  
Medford, Oregon 97504

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

Abraham M. Barr

Same as above

File No. 424060AM

### STATUTORY WARRANTY DEED

**Kazuya Uyesugi and Ilene Uyesugi,  
husband and wife ,**

Grantor(s), hereby convey and warrant to

**Abraham M. Barr,**

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:

**All that portion of Lot 15, Block 42, HOT SPRINGS 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, described as follows:**

Beginning at a point which is on the Northeasterly line of the Alameda South 54° 52' East 48.7 feet from the extreme Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Northeasterly line of the Alameda on the arc of a 3° 55' curve 48.7 feet; thence Northeasterly perpendicular to the said Northeasterly line of the Alameda and to the tangent to the said curve at this point of 150.4 feet; thence Northwesterly along the Southwesterly line of the alley through Block 42 of said HOT SPRINGS ADDITION 43.4 feet; thence Southwesterly along the Southeasterly line of that property deeded to H.A. Cole, et ux., on June 18, 1926, 150.4 feet to the point of beginning.

The true and actual consideration for this conveyance is \$280,000.00.

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 11<sup>th</sup> day of January, 2021.

Kazuya Uyesugi  
Kazuya Uyesugi

Ilene Uyesugi  
Ilene Uyesugi

State of California, ss

County of Santa Clara

On this 11<sup>th</sup> day of January, 2021, before me, Jing Chen a Notary Public in and for said state, personally appeared Kazuya Uyesugi and Ilene Uyesugi, 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.

Jing Chen  
Notary Public for the State of CA

Residing at: 1803 Karen Ct. San Jose, CA 95124

Commission Expires: 2/27/2024

