



THIS SPACE RESERVED FOR

2021-000624

Klamath County, Oregon

01/14/2021 10:21:01 AM

Fee: \$87.00

After recording return to:

Mary Ann Young

4030 Mack Ave

Klamath Falls, OR 97603

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

Mary Ann Young

4030 Mack Ave

Klamath Falls, OR 97603

File No. 422971AM

STATUTORY WARRANTY DEED

Harriet A. Grove,

Grantor(s), hereby convey and warrant to

Mary Ann Young, a single woman,

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 the following bounded and described real property, situate in the County of Klamath and State of Oregon, to wit:

Commencing at a point on the Southerly line of Mack Avenue, which lies North 1°14' West a distance of 640.3 feet and South 89°26' West a distance of 205 feet from an iron pin which marks the section corner common to Sections 2, 3, 10, and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence; Continuing South 89°26' West a distance of 45 feet; thence South 1°14' East 144.5 feet; thence North 89°26' East 45 feet; thence North 1°14' West 144.5 feet to the point of beginning, being a portion of the N1/2 N1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$168,000.00.

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 6 day of January, 2021

Harriet A. Grove
Harriet A. Grove

State of Oregon } ss
County of Klamath }

On this 6 day of January, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Harriet A. Grove, 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.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

