



2021-001436

Klamath County, Oregon

02/01/2021 08:14:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Marty L. Dillavou

P.O. Box 123

Bly, OR 97622

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

Marty L. Dillavou

P.O. Box 123

Bly, OR 97622

File No. 429210AM

STATUTORY WARRANTY DEED

Vincent M. Cowan,

Grantor(s), hereby convey and warrant to

Marty L. Dillavou,

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:

PARCEL 1: Lots 1, 2 and 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and adjoining sixty foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Volume 276, page 160, Deed Records of Klamath County, Oregon.

PARCEL 2: Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

PARCEL 3: The adjoining 60 foot vacated Stewart Street adjacent to:

Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

The true and actual consideration for this conveyance is \$93,000.00.

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 19 day of January, 2021

V. Cowan
Vincent M. Cowan

State of Washington } ss
County of Thurston

On this 19 day of January, 2021, before me, Ann E Brinson a Notary Public in and for said state, personally appeared Vincent M. Cowan, 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.

Ann E Brinson
Notary Public for the State of Washington
Residing at: Olympia
Commission Expires 6.13.24

