



2021-001482

Klamath County, Oregon

02/01/2021 02:02:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jacqueline A. Baskett

P.O. Box 121

Bonanza, OR 97623

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

Jacqueline A. Baskett

P.O. Box 121

Bonanza, OR 97623

File No. 428864AM

STATUTORY WARRANTY DEED

Brandon Ekstrom,

Grantor(s), hereby convey and warrant to

Jacqueline A. Baskett,

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 parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 12.50 feet of Lot 2, Block 31 and Lot 1, Block 31 of the said Grandview Addition, more particularly described as follows:

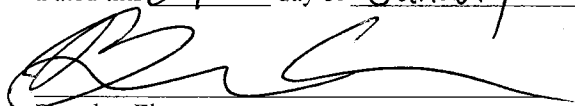
Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition lies Westerly along the Southerly right of way of High Street a distance of 187.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod marking the intersection of the said Southerly right of way of High Street and the Westerly right of way of North 5th Avenue; thence Southerly along the Westerly right of way of North 5th Avenue a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$165,000.00.

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.

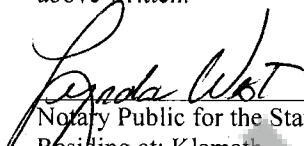
Dated this 29 day of January, 2021.



Brandon Ekstrom

State of Oregon } ss
County of Klamath }

On this 29 day of JANUARY, 2021, before me, Lynda West a Notary Public in and for said state, personally appeared Brandon Ekstrom, 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: Klamath
Commission Expires: 1-30-21