



2021-002375

Klamath County, Oregon

02/17/2021 10:53:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Basin Built LLC

1472 Corum Ave.

Eugene, OR 97401

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

Basin Built LLC

1472 Corum Ave.

Eugene, OR 97401

File No. 425420AM

STATUTORY WARRANTY DEED

Diana Lee Chaney as to a 1/2 Interest and Adam Troy Douglas, also known as Adam Troy Douglass as to a 1/2 Interest,

Grantor(s), hereby convey and warrant to

Basin Built LLC, an Oregon Limited Liability Company,

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:

Lot 2 and the Northerly 40 feet of Lot 3, Block 4 of WEST KLAMATH FALLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following described portion of Lot 2:

Beginning at the Northeast corner of said Lot 2; thence South 06°45'00" East along the East line of said Lot 2 a distance of 17.00 feet; thence South 83°15'00" West parallel with the North line of Lot 2, a distance of 41.20 feet; thence North 06°45'00" West parallel with the East line of Lot 2, a distance of 7.00 feet; thence South 83°15'00" West parallel with the North line of lot 2, a distance of 158.80 feet to a point on the West line of Lot 2; thence North 06° 45'00" West 10.00 feet to the Northwest corner of Lot 2; thence North 83°15'00" East 200.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$42,000.00.

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 11th day of Feb., 2021.

Diana Lee Chaney
Diana Lee Chaney

Adam Troy Douglas
Adam Troy Douglas

State of OR } ss
County of Klamath

On this 11th day of Feb., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Diana Lee Chaney and Adam Troy Douglas, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21

