

2021-002908

Klamath County, Oregon

02/26/2021 01:39:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR



After recording return to:

Blaine Parrish and Lisa Parrish

20445 Avenue 19

Madera, CA 93637

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

Blaine Parrish and Lisa Parrish

20445 Avenue 19

Madera, CA 93637

File No. 426802AM

SPECIAL WARRANTY DEED

Klamath County, a subdivision of the State of Oregon,

Grantor(s) hereby conveys and specially warrants to

Blaine Parrish and Lisa Parrish, as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

A portion of Lot 2, Section 3, Township 41 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at an iron pin on the Southwesterly right of way line of the Klamath Falls Merrill Highway, as now constructed, which lies South along the Section line, a distance of 660 feet and thence S. 59°23' West from the NE corner of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, and running thence; Continuing S 59°23' W. to the east Bank of Lost River; thence North following the East Bank of Lost River to its intersection with the U.S.B.R. Right of way line South of the overhead flume; thence following the U.S.B.R. Right of way to its intersection with the Westerly Right of Way line of the Klamath Falls Merrill Highway, as now constructed; thence Southerly along the Westerly right of way line of the Klamath Falls Merrill Highway to the Point of Beginning, said tract in Lot 2, Section 3, Township 41 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

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and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 25th day of February, 2021

Klamath County

By: [Signature]
Rick Vaughn, Tax Collector/Property Manager

State of OR } ss
County of Klamath

On this 25th day of Feb., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Rick Vaughn, Tax Collector/Property Manager for Klamath County, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

