



THIS SPACE RESERVED FOR

2021-004562

Klamath County, Oregon

03/26/2021 12:00:00 PM

Fee: \$87.00

After recording return to:

Jacob Krause and Hanzhu Zhang

333 Sunset Beach Road

Klamath Falls, OR 97601

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

Jacob Krause and Hanzhu Zhang

333 Sunset Beach Road

Klamath Falls, OR 97601

File No. 445064AM

STATUTORY WARRANTY DEED

Clifford Jay Warrick and Diana Puccetti Warrick, Trustees of the Clifford Jay Warrick and Diana Puccetti Warrick Revocable Trust,

Grantor(s), hereby convey and warrant to

Jacob Krause and Hanzhu Zhang, as Tenants by the Entirety,

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 of vacated Blocks 4, 9 and 14 of TERMINAL CITY, a vacated subdivision of Klamath County, Oregon and those portion of vacated North Street, Cherry Street, Halo Street, Midway Avenue and the alleys within said Blocks.

ALSO...

Beginning at the point of the Intersection of the North line of Terminal City, a duly recorded, but vacated subdivision in Klamath County, Oregon, with the centerline of the Northerly terminus of Midway Avenue as said street is shown on the recorded plat of said Terminal City; thence, North 45 degrees 12' 48" East, 432.75, more or less, to 1/4 x 24" iron pin on the Southwesterly boundary line of the Southern Pacific Railroad right of way; thence, Southeasterly along said Railroad right of way line, 388.49 feet, more or less, to it's point of intersection with the North line of said Terminal City; thence, West along the North line of said Terminal City, 546.62 feet, more or less, to the point of beginning. Said tract of land being situated in the NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$388,000.00.

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 March 2021

Clifford Jay Warrick and Diana Puccetti Warrick Revocable Trust

By: *Clifford Jay Warrick*
Clifford Jay Warrick, Trustee

By: *Diana P. Warrick*
Diana Puccetti Warrick, Trustee

State of Oregon } ss
County of Klamath }

On this 19 day of March, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Clifford Jay Warrick and Diana Puccetti Warrick, Trustees of the Clifford Jay Warrick and Diana Puccetti Warrick Revocable Living Trust, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

