

2021-004606

Klamath County, Oregon



00276753202100046060020027

03/26/2021 01:25:08 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

See Below, Same

SEND TAX STATEMENTS TO:

Eugene Markgraf 1834 Benson Ave.  
Klamath Falls, OR 97601

Returned at Counter

**STATUTORY WARRANTY DEED**

Eugene Markgraf [NAME OF GRANTOR], with an address of 1834 Benson Ave. Klamath Falls, OR 97601 [GRANTOR ADDRESS HERE] with ("Grantor"), conveys and warrants to Eugene Markgraf and Renee childrens Rights of [NAME OF GRANTEE HERE], whose address is 1834 Benson Ave. Klamath Falls, OR 97601 [GRANTEE ADDRESS HERE], Survivorship ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:  
Land in Klamath [COUNTY NAME HERE] County, Oregon, described more particularly as follows:

Lots 7, 8, and 9 in Block 37 of Mountain View Addition to the city of Klamath Falls, according to the official plat in the office of County Clerk, Klamath Falls, Oregon

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 385,000.00

This property is free of liens and encumbrances, EXCEPT: none

**[LIST EXCEPTIONS]**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 26<sup>th</sup> day of March, 2021.

Eugene Markgraf  
Grantor

STATE OF OREGON }  
COUNTY OF Klamath } ss.

The foregoing instrument was acknowledged before me on this 26<sup>th</sup> day of March, 2021, by Eugene Markgraf [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Deborah Torrie  
Printed Name: Deborah Torrie  
Notary Public in and for the State of Oregon

