



THIS SPACE RESERVED FOR

2021-005676

Klamath County, Oregon

04/15/2021 01:04:00 PM

Fee: \$87.00

After recording return to:

Coleton G. Blair

4049 Delaware Ave.

Klamath Falls, OR 97603

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

Coleton G. Blair

4049 Delaware Ave.

Klamath Falls, OR 97603

File No. 450183AM

STATUTORY WARRANTY DEED

Lawrence P. Reynolds and Audrey Kay Reynolds, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Coleton G. Blair,

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 portion of Lot 19, Townsend Tracts, in the County of Klamath, State of Oregon, being more particularly described as follows:

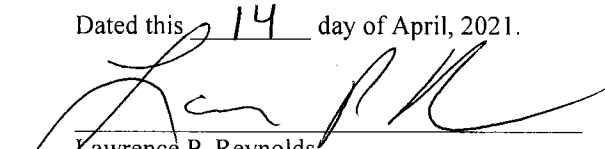
Beginning on the South line of Tract 19, Townsend Tracts, at a point thereon distant 50 feet East of the Southwest corner of said Tract; thence East along said South line 50 feet; thence North and parallel to the East line of said Tract 145 feet to the North line of said Tract; thence West on the North line 50 feet; thence South and parallel to said East line to Tract, 145, feet to the place of beginning.

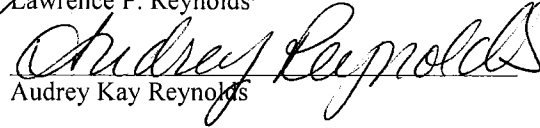
The true and actual consideration for this conveyance is \$184,000.00.

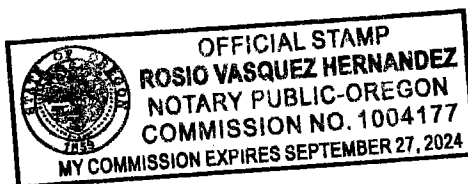
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 14 day of April, 2021.

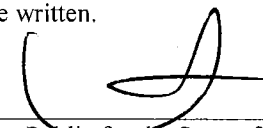

Lawrence P. Reynolds


Audrey Kay Reynolds



State of Oregon } ss
County of Klamath }

On this 14th day of April, 2021, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Lawrence P. Reynolds and Audrey Kay Reynolds, 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: Sept 27, 2024