



2021-005689

Klamath County, Oregon

04/15/2021 01:54:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Thomas W. Frantz

2345 Auburn St.

Klamath Falls, OR 97601

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

Thomas W. Frantz

2345 Auburn St.

Klamath Falls, OR 97601

File No. 446027AM

### STATUTORY WARRANTY DEED

**Timothy D. Kelly,**

Grantor(s), hereby convey and warrant to

**Thomas W. Frantz,**

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 6 in Block 16 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 5 in Block 16 of THE TERRACES, as described as follows:**

**Beginning at the Northwest corner of Lot 5, Block 16, THE TERRACES; thence South 62 degrees 34' East along the Southwesterly line of a county road 56.5 feet; thence along the arc of a 169.52 foot radius curve to the left 71.5 feet, more or less, to a point on the Easterly line of said Lot 5; thence Southerly 2.96 feet, more or less to the Southeast corner of said Lot 5; thence Westerly on a Southerly line of said Lot 5 to the Southwest corner of said Lot 5; thence Northerly on Westerly line of said Lot 5, 47.4 feet to the point of beginning.**

**TOGETHER WITH that portion of vacated Hillcrest Avenue, vacated by Ordinance No. 01-03, recorded May 17, 2001 in Volume M01, page 22838 and recorded January 15, 2002 in Volume M02, page 2578, as inured thereto.**

The true and actual consideration for this conveyance is \$250,000.00.

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 7 day of April, 2021

Timothy D. Kelly  
Timothy D. Kelly

#### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On 4/7/21 before me, L. Akers, Notary Public  
(Insert name and title of the officer)

personally appeared Timothy D. Kelly, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

