



THIS SPACE RESERVED FOR R

2021-006256

Klamath County, Oregon

04/21/2021 11:17:00 AM

Fee: \$87.00

After recording return to:

Ross Michael Connelly and Juliana Marguerite May

Connelly

PO Box 5112

Klamath Falls, OR 97601

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

Ross Michael Connelly and Juliana Marguerite May

Connelly

PO Box 5112

Klamath Falls, OR 97601

File No. 449410AM

### STATUTORY WARRANTY DEED

**Robert J. Chidester,**

Grantor(s), hereby convey and warrant to

**Ross Michael Connelly and Juliana Marguerite May Connelly, 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:

#### PARCEL 1

The Westerly 75 feet of Lot 2, Block 30, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, AND the Easterly 14 feet of the W1/2 of Lot 2, Block 30, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

#### PARCEL 2

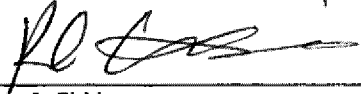
The E1/2 of Lots 2 and 3, Block 30, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$140,000.00.

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 17 day of April, 2021

  
Robert J. Chidester

State of Louisiana ss  
County of East Baton Rouge  
Parish

On this 17 day of April, 2021, before me, Diane B. Elkins a Notary Public in and for said state, personally appeared Robert J. Chidester, 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 Louisiana  
Residing at: 17172 Goodwood Blvd  
Commission Expires: \_\_\_\_\_

**Diane B. Elkins**  
**Notary Public**  
**East Baton Rouge Parish**  
**Notary ID # 62743**  
**Commissioned for Life**