



THIS SPACE RESERVED FOR

2021-006536

Klamath County, Oregon

04/27/2021 08:51:00 AM

Fee: \$87.00

After recording return to:

Langfield's Drywall & Painting Inc., an Oregon  
Corporation

3245 Homedale Rd.

Klamath Falls, OR 97603

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

Langfield's Drywall & Painting Inc., an Oregon  
Corporation

3245 Homedale Rd.

Klamath Falls, OR 97603

File No. 442149AM

### STATUTORY WARRANTY DEED

**Don Purio and Linda Norris, Trustees of the Purio/Norris Living Trust, dated October 3, 2019,**

Grantor(s), hereby convey and warrant to

**Langfield's Drywall & Painting Inc., an Oregon Corporation,**

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 parcel of land situated in Lot 11, Block 1, "Subdivision of Blocks 2B and 3, HOMEDALE", more  
particularly described as follows:**

**Beginning at a 1/2 inch iron pipe marking the Southwest corner of said Lot 11; thence North 00° 20' East  
along the West line of said Lot 11 and the East line of Homedale Road a distance of 89.10 feet to a 5/8 inch  
iron pin; thence South 88° 21' 30" East a distance of 38.20 feet to a 5/8 inch iron pin on the Northerly line of  
said Lot 11; thence South 62° 03' East along the Northerly line of said Lot 11 a distance of 154.80 feet, more  
or less, to a 5/8 inch iron pin that is North 62° 03' West a distance of 260.00 feet from the Northeast corner  
of said Lot 11; thence South 16° 51' West a distance of 104.20 feet to a one-inch pipe on the Southerly line of  
said Lot 11 as said line is shown on the official subdivision plat, said point being North 59° 53' West a  
distance of 300.00 feet from the Southeast corner of said Lot 11; thence North 59° 53' West along said  
Southerly line of Lot 11 a distance of 167.94 feet (Record plat distance is 167.80 feet) to the point of  
beginning.**

**EXCEPTING THEREFROM the Southwesterly 5 feet taken for widening of Leland Drive in Ordinance  
recorded July 1, 1965 in Volume 362, page 561, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$155,000.00.

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 26<sup>th</sup> day of April, 2021.

The Puro/Norris Living Trust

By:

Don Puro, Member Trustee

By:

Linda Norris  
Linda Norris, Trustee

State of Oregon } ss  
County of Klamath }

On this 26 day of April, 2021, before me,  
Twila Jean Pellegrino a Notary Public in and for  
said state, personally appeared Don Puro, Trustee and Linda Norris, Trustees of the Puro/Norris Living Trust, dated October 3, 2019, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

