



THIS SPACE RESERVED FOR

2021-006945

Klamath County, Oregon

05/04/2021 10:04:00 AM

Fee: \$87.00

After recording return to:

Karalee Ingram

26506 Cuni St.

Sprague River, OR 97639

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

Karalee Ingram

26506 Cuni St.

Sprague River, OR 97639

File No. 456478AM

STATUTORY WARRANTY DEED

Nanette Smith, as to Parcel 1, and Nanette S. Smith, as to Parcels 2 and 3,

Grantor(s), hereby convey and warrant to

Karalee Ingram,

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:

A parcel of land being a portion of Lots 28 and 29, Block 28, Fourth Addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. described as follows:

Commencing at the most North Westerly corner of said Lot 28, thence East, along the Northerly line of Lot 28, 120.00 feet to the true point of beginning; thence, from said true point of beginning, South parallel with the West line of Lots 28 and 29, 320.00 feet, more or less, across Lot 28 and 29 to a point on the South line of Lot 29; thence, East along the South line of Lot 29, 140.00 feet; thence North parallel with the West line of Lots 28 and 29, 320.00 feet, more or less, to a point on the North line of Lot 28; thence West along the North line of Lot 28 to the true point of beginning, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2 and Parcel 3:

Lot 28 and 29 of Block 28, 4th Addition to Nimrod River Park, excepting therefrom the Westerly 260 feet. The Westside line of this parcel shall be parallel with the Westside line of said Lots 28 and 29.

The true and actual consideration for this conveyance is \$165,000.00.

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 30 day of April 2021

Nanette Smith
Nanette Smith

Nanette S. Smith
Nanette S. Smith

State of Oregon } ss
County of Klamath }

On this 30 day of April 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Nanette Smith, 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.

Nicole S Galpin
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1/22/2023
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