

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

2021-007029

Klamath County, Oregon



00279414202100070290020024

05/05/2021 12:57:36 PM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Ryan McNiven
1221 East St
Klamath Falls, OR 97601

Grantor's Name and Address

Ryan & Brittany McNiven
1221 East St
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Until requested otherwise, send all tax statements to (Name and Address):

Same

WARRANTY DEED

Ryan McNiven

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Ryan McNiven and
Brittany McNiven, with rights of Survivorship
("grantee"), all of that certain real property,
with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as
follows (legal description of property; description space continued on reverse):

The northerly 50 feet of Lots 7 and 8, block 14, Hot Springs
Addition, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, ~~Oregon~~
Oregon

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 200,000.00☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

returned at Counter



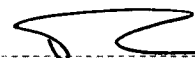
And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

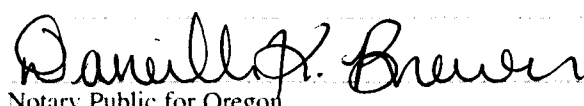
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on May 5th, 2021 : any signature on behalf of a business or other entity is made with the authority of that entity.

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.


 Ryan McNiven

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on May 05th, 2021
 by Ryan McNiven
 This record was acknowledged before me on _____
 by _____
 as Grantor
 of listed property


 Danielle K. Brewer
 Notary Public for Oregon
 My commission expires August 5, 2022

