



THIS SPACE RESERVED FOR R

2021-007592

Klamath County, Oregon

05/12/2021 11:55:01 AM

Fee: \$87.00

After recording return to:

Joseph E. Chavez and Krysta Chavez

4707 Clinton AVE

Klamath Falls, OR 97603

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

Joseph E. Chavez and Krysta Chavez

4707 Clinton AVE

Klamath Falls, OR 97603

File No. 453436AM

STATUTORY WARRANTY DEED

Roddy Chaney and Connie Chaney,

Grantor(s), hereby convey and warrant to

Joseph E. Chavez and Krysta Chavez, 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:

A portion of the SE1/4 NE1/4 of Section 10 Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of Summers Lane, a country road in Klamath County, Oregon, which is North 1°12' East 346.7 feet and thence South 88°44' West 30 feet from the one quarter corner common to Sections 10 and 11 Township 39 South, Range 9 East, Willamette Meridian; thence North 1°12' East along the West line of said Summers Lane, a distance of 120.0 feet; thence South 88°44' West 60.0 feet; thence South 1°12' West 120.0 feet; thence North 88°44' East 60.0 feet to the point of beginning, being a parcel of land in the SE1/4 NE1/4 of Section 10 Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$100,000.00.

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 11 day of May 2021

Roddy Chaney
Roddy Chaney

Connie Chaney
Connie Chaney

State of Oregon } ss
County of Klamath }

On this 11 day of May, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Roddy Chaney and Connie Chaney, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

