



THIS SPACE RESERVED FOR

2021-007766

Klamath County, Oregon

05/14/2021 03:13:01 PM

Fee: \$92.00

After recording return to:

Klamath Community College

7390 S 6th St.

Klamath Falls, OR 97603

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

Klamath Community College

7390 S 6th St.

Klamath Falls, OR 97603

File No. 453377AM

STATUTORY WARRANTY DEED

Dolores K. Mallory and Gorden E. Mallory, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Klamath Community College,

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:

Lots 16 and 16A of JUNCTION ACRES. LESS AND EXCEPT that portion deeded to the State Highway Commission in Deed dated February 16, 1939, recorded May 9, 1939 in Book 122 at Page 115, Deed Records of Klamath County, Oregon. ALSO LESS AND EXCEPT any portion lying within State Highway 39 and State Highway 140, in the County of Klamath, State of Oregon.

Parcel 2:

Beginning at the Northwest corner of Tract 15 of JUNCTION ACRES; thence East along the North line of said Tract, 81 feet; thence South parallel with the West line of said Tract, 538 feet; thence West parallel with the North Line of said Tract, 81 feet to the West line; thence North 538 feet to a point of beginning, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$400,000.00.

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 12th day of May, 2021.

X Gorden E. Mallory by Dolores K. Mallory his attorney in fact
Gorden E. Mallory by Dolores K. Mallory, his attorney in fact

Dolores K. Mallory
Dolores K. Mallory

State of Oregon } ss
County of Washington }

On this 12 day of May, 2021, before me, Maria Mendez Notary Public in and for said state, personally appeared Dolores K. Mallory and Dolores K. Mallory as attorney in fact for Gorden E. Mallory, 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.

Maria Mendez
Notary Public for the State of Oregon
Residing at: Washington County
Commission Expires: July 26, 2024





Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2021-16

All charges have been paid for the real property that is the subject of conveyance between:

Grantor

Dolores K. Mallory : Gordon E. Mallory as Tenants by the Entirety

Grantee

Klamath Community College

Signed on (date)

5-14-21

and for consideration of

\$ 400,000.00

Assessor's signature

Date

5-14-21

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