

2021-007796

Klamath County, Oregon

BLLI

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU



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05/17/2021 10:51:45 AM

Fee: \$87.00

Angel Tison who acquired title as Angel Hardisty

Grantor's Name and Address

Morgan Hardisty, 86 Lincoln St.
Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Morgan Hardisty 86 Lincoln St.
Klamath Falls OR 97601

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

Morgan Hardisty 86 Lincoln St.
Klamath Falls OR 97601SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED - STATUTORY FORM

Angel Tison who acquired title as Angel Hardisty

releases and quitclaims to Morgan Hardisty

all right, title and interest in and to the following described real property situated in Klamath County,
Oregon: 86 Lincoln St. Klamath Falls OR 97601~~lot 6 in Block of Ewauna Heights Addition to the city of Klamath Falls, see exhibit A~~

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ ownership 0. (Here, comply with the requirements of ORS 93.030.)

DATED 5/17/2021; 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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 17, 2021
by Angel Tison.

This instrument was acknowledged before me on

by

as

of

Notary Public for Oregon

My commission expires December 19, 2022.

Exhibit A.



2016-013134

Klamath County, Oregon

12/09/2016 11:28:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

After recording return to:

Morgan C. Hardisty and Angel E. Hardisty

86 Lincoln Street

Klamath Falls, OR 97601

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

Morgan C. Hardisty and Angel E. Hardisty

86 Lincoln Street

Klamath Falls, OR 97601

File No. 143407AM

SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development, his successors and assigns,

Grantor(s) hereby conveys and specially warrants to

Morgan C. Hardisty and Angel E. Hardisty as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of Klamath and State of Oregon, to wit:

Lot 6 in Block 14 of EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated First Street which inured thereto by Ordinance No. 6408 recorded in Volume M82 at page 18495, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$.105,654.00

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Subject to: This conveyance is subject to covenants, conditions, restrictions and easement, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.