



THIS SPACE RESERVED FOR

2021-007917

Klamath County, Oregon

05/18/2021 02:26:00 PM

Fee: \$87.00

After recording return to:

Justin D. Perkins and Heather D. Allensworth

6412 Harlan Drive

Klamath Falls, OR 97603

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

Justin D. Perkins and Heather D. Allensworth

6412 Harlan Drive

Klamath Falls, OR 97603

File No. 458862AM

STATUTORY WARRANTY DEED

Mitchell J. Black and Hilary G. Black, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Justin D. Perkins and Heather D. Allensworth, not as Tenants in Commom but with Right of Survivorship,

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:

Lot 34 in Block 3 of TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 15 feet thereof.

TOGETHER WITH A tract of land situated in the SE1/4 SW1/4 of Section 12, and the NE1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 34, Block 3, TRACT 1127 – NINTH ADDITION TO SUNSET VILLAGE; thence South 42° 33' 00" West 150.00 feet to the Northerly Right of Way line of the U.S.B.R. "A" Canal; thence North 47° 27' 00" West, along the said Northerly Right of Way line, 57.54 feet to the Southeast corner of said Lot 34, Block 3; thence North 63° 32' 08" East 160.67 feet to the point of beginning, with bearings based on Lot Line Adjustment Survey No. 3440.

Subject to a 20 foot wide drainage easement along the U.S.B.R. "A" Canal. See record of survey 3440 on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$319,000.00.


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 14 day of may, 2021



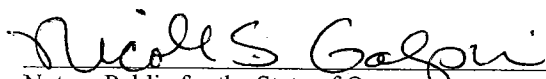
Mitchell J. Black



Hilary G. Black

State of Oregon } ss
County of Klamath }

On this 14 day of May, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Mitchell J. Black and Hilary G. Black, 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.



Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 5 22 2023

