



2021-008252

Klamath County, Oregon

05/24/2021 02:40:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Matthew Panella

9188 Pinewood Ct.

Atascadero, CA 93422

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

Matthew Panella

9188 Pinewood Ct.

Atascadero, CA 93422

File No. 441776AM

STATUTORY WARRANTY DEED

Kent Taylor,

Grantor(s), hereby convey and warrant to

Matthew Panella,

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 Lots 4 and 5, Block 64, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of 8th Street 60 feet Northwesterly from the Easterly corner of Lot 5, Block 64, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southwesterly and at right angles to said line of 8th Street 130 feet more or less, to the Westerly line of Lot 4, Block 64; thence Northwesterly along said Westerly line of Lot 4 to the Easterly line of Prospect Avenue; thence Northerly along said Easterly line of Prospect Avenue to an intersection of said parallel with the course first above described and 65 feet Northerly therefrom; thence Northeasterly along said parallel course to the Westerly line of 8th Street; thence Southeasterly along said Westerly line of 8th Street, 65 feet to the point of beginning.

The true and actual consideration for this conveyance is \$10,000.00.

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 18th day of May, 2021.

Kent Taylor
Kent Taylor

State of Texas } ss
County of Williamson

On this 18th day of May, 2021, before me, Julie Hadaway a Notary Public in and for said state, personally appeared Kent Taylor, 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.

Julie Hadaway
Notary Public for the State of TEXAS
Residing at: 3434 E Palm Valley Round Rock, TX
Commission Expires: 10-18-23

