



2021-009289

Klamath County, Oregon

06/11/2021 01:08:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ryan P. Janes

3830 Bristol Ave.

Klamath Falls, OR 97603

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

Ryan P. Janes

3830 Bristol Ave.

Klamath Falls, OR 97603

File No. 459651AM

STATUTORY WARRANTY DEED

Tamara Lynn Hogue,

Grantor(s), hereby convey and warrant to

Ryan P. Janes,

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 17 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT the following described portion thereof, to wit:

Beginning at the Northwest corner of said Lot 17; thence Southerly along the Westerly line of said Lot, 40 feet; thence Northeasterly to a point that is Easterly along the North line of said Lot, 5 feet from the Northwestern corner of said Lot 17; thence Westerly along said Northerly line 5 feet to the point of beginning.

TOGETHER WITH the following described portion of Lot 18, SUMMERS PARK, to wit:

Beginning at the Northeast corner of Lot 18; thence Southwesterly along the Easterly line of said Lot, 40 feet to the true point of beginning; thence continuing along said line 60 feet; thence Northwesterly at right angles 9 feet; thence Northeasterly 60 feet, more or less, to the true point of beginning.

The true and actual consideration for this conveyance is \$216,600.00.

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 7 day of June, 21.

Tamara Lynn Hogue
Tamara Lynn Hogue

State of Washington } ss
County of Clark }

On this 7 day of June, 2021, before me, Candis L. Oliver a Notary Public in and for said state, personally appeared Tamara Lynn Hogue, 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.

Candis L. Oliver
Notary Public for the State of Washington
Residing at: Vancouver, WA
Commission Expires: 11/19/23

