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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-009433

Klamath County, Oregon



00282093202100094330020028

06/16/2021 08:37:55 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

John H. Peterson

1040 Harbor Isle Blvd.

Klamath Falls, OR 97601

Grantor's Name and Address

Levi N. South

5546 Balsam Dr.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

PARKS & RATLIFF, PC

620 Main St.

Klamath Falls, OR 97601

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

Levi N. South

1609 Martin St.

Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that John H. Peterson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Levi N. South

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See Exhibit A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
Reservations and restrictions of record; rights of way and easements of record and those apparent on the land; contracts and/or liens for irrigation and/or drainage

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 265,000. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 6/15/2021; 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

This instrument was acknowledged before me on JUNE 15, 2021

by JOHN PETERSON

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
NICOLE BOOTH
NOTARY PUBLIC - OREGON
COMMISSION NO. 975561
MY COMMISSION EXPIRES JUNE 04, 2022

Nicole Booth
Notary Public for Oregon

My commission expires 6/04/2022

EXHIBIT A
LEGAL DESCRIPTION

Lots 5, 6, 7 and 8, Block 218, MILLS SECOND EDITION 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.

AND

The West 76 feet of Lot 9, Block 218, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 9 and running; thence South 3 1/2 feet to the Southwesterly corner of said Lot on the Northerly line of South Sixth Street in said City of Klamath Falls; thence Southeasterly along the Southerly line of said Lot 9, 76 feet; thence Northeasterly 49.2 feet, more or less, to a point in the North line of said Lot 9, 76 feet East of the place of beginning; thence West to the place of beginning. SAVE AND EXCEPTING the following: Beginning at the intersection of the existing right of way of the Klamath Falls-Lakeview Highway and the East line of the West 76 feet of Lot 9, Block 218, Mills Second Addition to the City of Klamath Falls, Oregon, said intersection being 76.03 feet Southeasterly from the intersection of said right of way line and the East line of Martin Street; thence North 15 degrees 35' East along said East line of said property a distance of 9.34 feet to a point opposite and 40 feet from Station 65/05.04; thence parallel to the relocated center line of said Highway North 55 degrees 50' 30" West a distance of 66.63 feet to the North line of said Lot 9; thence South 89 degrees 23' 30" West along said North line a distance of 10.25 feet to the Northwestern corner of said Lot 9; thence South 0 degrees 30' 30" East along the West line of said Lot 9 a distance of 3.50 feet to the said Northerly right of way line; thence South 55 degrees 44' 45" East along said right of way line a distance of 76.03 feet to the point of beginning. TOGETHER WITH the right, privilege and easement to extend and maintain the slopes of cuts and/or fills for a distance of 10 feet measured at right angles to the highway center line upon the adjoining and abutting property.

AND

Lot 9, Block 218, MILLS SECOND 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. SAVE AND EXCEPTING the West 76 feet thereof more particularly described as follows:

Beginning at the Northwestern corner of said Lot 9 and running thence South 3 1/2 feet to the Southwesterly corner of said Lot on the Northerly line of South Sixth Street in said City of Klamath Falls; thence Southeasterly along the Southerly line of said Lot 9, 76 feet; thence Northeasterly 49.2 feet, more or less, to a point in the North line of said Lot 9, 76 feet East of the place of beginning; thence West to the place of beginning.

SAVE AND EXCEPTING the following:

Beginning at the intersection of the existing right of way of the Klamath Falls-Lakeview Highway and the East line of the West 76 feet of Lot 9, Block 218, Mills Second Addition to the City of Klamath Falls, Oregon, said intersection being 76.03 feet Southeasterly from the intersection of said right of way line and the East line of Martin Street; thence North 15° 35' East along said East line of said property a distance of 9.34 feet to a point opposite and 40 feet from Station 65/05.04; thence parallel to the relocated center line of said Highway North 55° 50' 30" West a distance of 66.63 feet to the North line of said Lot 9; thence South 89° 23' 30" West along said North line a distance of 10.25 feet to the Northwestern corner of said Lot 9; thence South 0° 30' 30" East along the West line of said Lot 9 a distance of 3.50 feet to the said Northerly right of way line; thence South 55° 44' 45" East along said right of way line a distance of 76.03 feet to the point of beginning. TOGETHER WITH the right, privilege and easement to extend and maintain the slopes of cuts and/or fills for a distance of 10 feet measured at right angles to the highway centerline upon the adjoining and abutting property.

AND

Lot 10 in Block 218, MILLS SECOND 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, EXCEPTING THEREFROM the East 35 feet.