



THIS SPACE RESERVED FOR

2021-009872

Klamath County, Oregon

06/24/2021 10:23:00 AM

Fee: \$87.00

After recording return to:

Matthew Paul Rogers and Alexandra Grace Emmons
Taylor

1404 N Eldorado Ave.

Klamath Falls, OR 97601

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

Matthew Paul Rogers and Alexandra Grace Emmons
Taylor

1404 N Eldorado Ave.

Klamath Falls, OR 97601

File No. 464411AM

STATUTORY WARRANTY DEED

Summer M. Burdick and Nolan P. Banish, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Matthew Paul Rogers and Alexandra Grace Emmons Taylor, as Tenants by the Entirety,

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:

Lots 4 and 5, Block 12, HILLSIDE ADDITION to Klamath Falls, Oregon, Excepting therefrom that portion of Lot 4 lying Northerly of a line drawn 25 feet Northerly of and parallel to the line between Lots 4 and 5 in said Block 12 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, as conveyed by Volume 252 at Page 411 of Deed Records.

The true and actual consideration for this conveyance is \$397,000.00.

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:

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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 23 day of June, 2021

Summer M. Burdick
Summer M. Burdick

Nolan P. Banish
Nolan P. Banish

State of Oregon } ss
County of Klamath }

On this 23 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Summer M. Burdick and Nolan P. Banish, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/15/22

