



2021-010377

Klamath County, Oregon

07/02/2021 11:50:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Steven David Zibkowski

535 N 10th St.

Klamath Falls, OR 97601

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

Steven David Zibkowski

535 N 10th St.

Klamath Falls, OR 97601

File No. 461894AM

STATUTORY WARRANTY DEED

Steven A. Rundell and Alicia H. Rundell, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Steven David Zibkowski,

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 5 and 6, Block 57 of NICHOLS 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, more particularly described as follows:

Beginning at a point on the East line of 10th Street, 40 feet Southeast of the most Westerly corner of Lot 5 of said Block and Addition; thence Northeasterly at right angles to said 10th Street to the right of way of the U.S. Government Canal; thence Northerly along said right of way to the South line of Lincoln Street; thence Westerly along the said South line of Lincoln Street to the most Westerly corner of Lot 5; thence Southeasterly along the East line of 10th Street, 40 feet to the point of beginning, being the Northwestern 40 feet of Lots 5 and 6 in Block 57 of said NICHOLS ADDITION to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$170,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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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 30th day of June, 2021.

Steven A Rundell
Steven A Rundell

Alicia H Rundell
Alicia H Rundell

State of Oregon } ss
County of Wasco }

On this 30th day of June, 2021, before me, Ana Yurydia Flores a
Notary Public in and for said state, personally appeared Steven A. Rundell and Alicia H. Rundell, 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.

Ana Yurydia Flores
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: July 21, 2023

