



THIS SPACE RESERVED FOR

2021-010507

Klamath County, Oregon

07/06/2021 03:19:00 PM

Fee: \$87.00

After recording return to:

Christie L. Anderson and Shane H. Anderson

7010 S Brookshire Ct.

Spokane, WA 99223

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

Christie L. Anderson and Shane H. Anderson

7010 S Brookshire Ct.

Spokane, WA 99223

File No. 469455AM

STATUTORY WARRANTY DEED

Elizabeth Nelson,

Grantor(s), hereby convey and warrant to

Christie L. Anderson and Shane H. Anderson, 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:

Fifty-seven and one-half feet off the Northeasterly side of Lot 9 in Block 11 of HOT SPRINGS 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, described as follows:

Beginning at the Northwestern line of MonClaire Street at the intersection with said line and the line between Lots 8 and 9 of said Block 11; thence Northwesterly along said line between said Lots 8 and 9, 100 feet, more or less, to the most Northerly corner of said Lot 9; thence Southwesterly 57 1/2 feet; thence Southeasterly and parallel to the aforesaid line between Lots 8 and 9, 100 feet, more or less, to the aforesaid line of MonClaire Street; thence Northeasterly along said line of MonClaire Street 57 1/2 feet to the point of beginning.

The true and actual consideration for this conveyance is \$290,000.00.

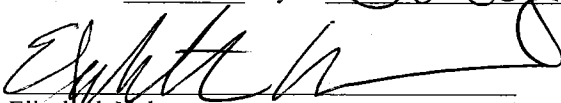
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

874455

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.

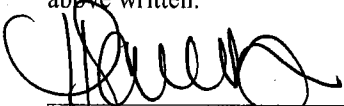
Dated this 2 day of July, 2021


Elizabeth Nelson

State of Oregon } ss
County of Klamath }

On this 2 day of July, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Elizabeth Nelson, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

