

2021-010898

Klamath County, Oregon

07/14/2021 11:58:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR



After recording return to:

Edward Michael and Sarah Elizabeth Bailey

22928 Alice St.

Hayward, CA 94541

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

Edward Michael and Sarah Elizabeth Bailey

22928 Alice St.

Hayward, CA 94541

File No. 471686AM

SPECIAL WARRANTY DEED

Ben A. Harris,

Grantor(s) hereby conveys and specially warrants to

Edward Michael and Sarah Elizabeth Bailey, with right of survivorship

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

All of Block 20 in Riverside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the following described parcel:

Beginning at the most Southerly corner of said Block 20 and running thence North 66° East along the Northerly line of main street a distance of 58.1 feet; thence Northwesterly 55 feet to a point in the Westerly line of said Block 20, 78.7 feet Northerly from the place of beginning; thence South 21° West along the Westerly line of said Block 20, 78.7 feet to the place of beginning.

The true and actual consideration for this conveyance is \$38,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: 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

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

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 13th day of July, 2021

Ben A. Harris

Ben A. Harris

State of OR } ss
County of KLAMATH

On this 13th day of July, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Ben A. Harris, 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.

Deborah Anne Sinnock

Notary Public for the State of OR

Residing at: Klamath Co

Commission Expires: 8/30/21

