



THIS SPACE RESERVED FOR

2021-010938

Klamath County, Oregon

07/15/2021 10:44:00 AM

Fee: \$87.00

After recording return to:

Tracy Holden

2404 Gettle St.

Klamath Falls, OR 97603

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

Tracy Holden

2404 Gettle St.

Klamath Falls, OR 97603

File No. 471522AM

STATUTORY WARRANTY DEED

Lura Irene Settle who acquired title as Laura Irene Atwood,

Grantor(s), hereby convey and warrant to

Tracy Holden,

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 the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 NW1/4 of Section 2, 330 feet East of the Southwest corner of said SE1/4 NW1/4 of Section 2; thence North and parallel to the West line of said SE1/4 NW1/4 of said Section 2, 760 feet to the Southwest corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE1/4 NW1/4 of said Section, 165 feet; thence North and parallel to the West line of said SE1/4 NW1/4, 80 feet; thence West and parallel to the North line of said SE1/4 NW1/4, 165 feet; thence South and parallel to the West line of said SE1/4 NW1/4, 80 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within Hope Street, all located in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$90,455.00.

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

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 13 day of July 2021

Lura Irene Settle
Lura Irene Settle

State of Oregon } ss
County of Klamath }

On this 13 day of July, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared ~~Lura Irene Atwood~~, 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.

[Signature]

* Settle

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

