



2021-011162

Klamath County, Oregon

07/20/2021 09:23:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Matthew R. Elder and Vesta Elder

1755 Oregon Ave.

Klamath Falls, OR 97601

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

Matthew R. Elder and Vesta Elder

1755 Oregon Ave.

Klamath Falls, OR 97601

File No. 470027AM

STATUTORY WARRANTY DEED

Max Callahan and Kara Callahan, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Matthew R. Elder and Vesta Elder, 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 3 and 4, Block 78, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Excepting therefrom that portion conveyed to Henry L. Blake , et. ux., by deed dated August 21, 1930 and recorded August 23, 1930 in Book 90 at Page 562, Deed Records of Klamath County, Oregon.

And also Excepting Therefrom that portion conveyed to Leslie W. Harroun, et.ux., by deed dated May 8, 1945 and recorded May 10, 1945 in Book 176 at Page 187, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$123,600.00.

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 15 day of July, 2021.

Max Callahan
Max Callahan

Kara Callahan
Kara Callahan

State of Washington } ss
County of King }

On this 15 day of July, 2021, before me, PATRICIA BLAKE, notary public, a Notary Public in and for said state, personally appeared Max Callahan and Kara Callahan, 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.

Patricia Blake
Notary Public for the State of Washington
Residing at: King County
Commission Expires: February 29, 2024

