



2021-011277

Klamath County, Oregon

07/22/2021 09:34:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Rosario Derry

6730 Kimberly Court

Klamath Falls, OR 97603

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

Rosario Derry

6730 Kimberly Court

Klamath Falls, OR 97603

File No. 468141AM

STATUTORY WARRANTY DEED

Tori Doddridge,

Grantor(s), hereby convey and warrant to

Rosario Derry,

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 30 and 31, Block 3, Tract No. 1120, SECOND ADDITION TO EAST HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT THEREFROM that portion of said Lot 30 more particularly described as follows:

Beginning at a point on the East line of Lot 29, Block 3, of said Tract No. 1120, said point being South 70.00 feet from the center of the cul-de-sac of Kimberly Court; thence North 20.00 feet; thence Northeasterly along the arc of said cul-de-sac (thru a central angle of 20°09' 08") 17.59 feet; thence South 36° 45' 31" West 28.78 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the Easterly 10 feet of Lot 31 in Block 3 of said Second Addition to East Hills Estates, Tract 1120.

The true and actual consideration for this conveyance is \$590,000.00.

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

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 16 day of July, 2021

Tori Doddridge

State of Oregon } ss
County of Klamath }

On this 16 day of July, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Tori Doddridge, 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.

MCOOK

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 3/15/22

