

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Bryan Gray 1720 Arlington Drive Klamath Falls, OR 97601
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Grantor: Jenny L. Dail  
1720 Arlington Drive  
Klamath Falls, OR 97601

Grantee: Bryan Gray  
1720 Arlington Drive  
Klamath Falls, OR 97601

2021-011715  
Klamath County, Oregon



00284785202100117150010016

07/30/2021 02:34:29 PM

Fee: \$82.00

- STATUTORY WARRANTY DEED -

JENNY L. DAIL, Grantor, conveys and warrants to BRYAN GRAY, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 1, 2 and 3 in Block 37 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

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:

Real Property Taxes.

The true and actual consideration for this transfer is \$7,000.

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 29<sup>30</sup> day of July, 2021.

Jenny L. Dail

STATE OF OREGON     )  
                                  ) ss  
County of Klamath    )

Personally appeared before me this 30 day of July, 2021, the above-named Jenny L. Dail, Grantor and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon  
My Commission expires: 01/28/27