



2021-012089

Klamath County, Oregon

08/09/2021 09:31:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul H. Hanson

1238 East St.

Klamath Falls, OR 97601

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

Paul H. Hanson

1238 East St.

Klamath Falls, OR 97601

File No. 478320AM

### STATUTORY WARRANTY DEED

**Kimberley M. Lugus-Chenault, who acquired title as Kimberley M. Lugus,**

Grantor(s), hereby convey and warrant to

**Paul H. Hanson,**

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:

**Beginning at the Northeast corner of Lot 1 in Block 59 in NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence South along West line of East Street, 40 feet; thence West and parallel with South line of said Lot 1, 84 1/2 feet; thence North and parallel with East Street 40 feet to the North line of said Lot 1; thence East along said North line of said Lot 1 to the place of beginning, a distance of 84 1/2 feet, being a rectangular tract in the Northeast corner of said Lot 1 in Block 59, NICHOLS ADDITION having a frontage of 40 feet on East Street, according to the supplemental plat of said Addition on file in the office of the County Clerk of Klamath County, Oregon; less that portion deeded to Arlet C. Edsall on March 15, 1944 deed filed in Deed Volume 163, page 231, and described as: Beginning on the Westerly line of East Street in Klamath Falls, Oregon at a point thereof distant 37 feet Southerly from the Northeasterly corner of Block 59 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Westerly at right angles to East Street 84 1/2 feet; thence Southerly parallel with East Street a distance of 3 feet; thence Easterly parallel with the Southerly line of said Lot 1, 84 1/2 feet to East Street; thence Northerly along the Westerly line of East Street, 3 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$154,000.00.

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**

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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 6 day of August, 2021

Kimberley M. Lugus-Chenault  
Kimberley M. Lugus-Chenault

State of Oregon } ss  
County of Klamath }

On this 6 day of August, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kimberley M. Lugus-Chenault, 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.

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

