



THIS SPACE RESERVED FOR

2021-012094

Klamath County, Oregon

08/09/2021 09:37:00 AM

Fee: \$87.00

After recording return to:

Gillan Hoss and Dilan Morrow

PO Box 231

Chiloquin, OR 97624

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

Gillan Hoss and Dilan Morrow

PO Box 231

Chiloquin, OR 97624

File No. 479661AM

STATUTORY WARRANTY DEED

Marsha Cole also known as Marsha Saiz,

Grantor(s), hereby convey and warrant to

Gillan Hoss and Dilan Morrow, with right of survivorship,

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 Lots 1 and 2 of Block 6, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Block 6 of THIRD ADDITION TO ALTAMONT ACRES; thence South 0 degrees 09' East along the East line of Lots 1 and 2, a distance of 150.9 feet; thence South 89 degrees 30' West parallel to the South line of Lot 2 of said Block 6, a distance of 99.7 feet; thence North 0 degrees 09' West a distance of 70.9 feet; thence South 89 degrees 38' West a distance of 19.0 feet; thence North 0 degrees 09' West a distance of 80 feet to the North line of said Lot 1; thence North 89 degrees 38' East a distance of 118.7 feet to the point of beginning.

The true and actual consideration for this conveyance is \$150,000.00.

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 5 day of August, 2021

Marsha L Saiz
Marsha Saiz

State of Oregon } ss
County of Klamath }

On this 5 day of August, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Marsha Saiz, 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 *Saiz.
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 County
Commission Expires: 3/15/22

