



2021-012355

Klamath County, Oregon

08/12/2021 02:18:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Christopher Bowman

2310 Oregon Ave.

Klamath Falls, OR 97601

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

Christopher Bowman

2310 Oregon Ave.

Klamath Falls, OR 97601

File No. 481486AM

STATUTORY WARRANTY DEED

Edwin Eugene Anderson,

Grantor(s), hereby convey and warrant to

Christopher Bowman,

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 2 and 3 in Block 59 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$283,000.00.

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 11 day of August, 2021.


Edwin Eugene Anderson

State of _____ } ss
County of _____ }

On this _____ day of August, 2021, before me, _____ a Notary Public in and for said state, personally appeared Edwin Eugene Anderson, 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.

See Attached
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

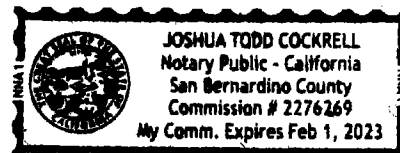
State of California
County of Riverside

On August 11, 2021 before me, Joshua Todd Cockrell, Notary Public
personally appeared Edwin Eugene Anderson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Joshua Todd Cockrell, Notary Public

(SEAL)

Additional Optional Information

Description of Document	Notary Contact Information
<p>The preceding Certificate of Acknowledgment is attached to the following titled document:</p> <p><u>Statutory Warranty</u></p> <p><u>Deed</u></p> <p>Number of Pages: <u>2</u></p> <p>Document Dated: <u>NO DATE</u></p>	<p>Joshua The Notary P.O. Box 201 Yermo, CA 92398</p> <p>Work: (909) 235-5089</p> <p>www.JoshuaTheNotary.com</p> <p>Orders@JoshuaTheNotary.com</p> <p>Thank you for allowing us to assist with your notary needs! Your business is appreciated.</p>

