



2021-012504

Klamath County, Oregon

08/16/2021 02:05:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Douglas A. Ward and Sally S. Ward

2089 California Ave.

Klamath Falls, OR 97601

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

Douglas A. Ward and Sally S. Ward

2089 California Ave.

Klamath Falls, OR 97601

File No. 477240AM

STATUTORY WARRANTY DEED

Gary Jeff Suydam and Cindy Eileen Suydam, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Douglas A. Ward and Sally S. Ward, as Tenants by the Entirety,

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:

Lot 2 and the Easterly 25 feet measured at right angles of Lot 1 in Block 79, 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.

TOGETHER WITH that portion of vacated California Avenue, as vacated by ordinance no. 94-21 recorded August 26, 1994 in Volume M94, page 26775, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$358,000.00.

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 13 day of August, 2021

Gary Jeff Suydam
Gary Jeff Suydam

Cindy Eileen Suydam
Cindy Eileen Suydam

State of CA ss
County of Contra Costa

On this 13 day of August, 2021, before me, B. Lampe a Notary Public in and for said state, personally appeared Gary Jeff Suydam and Cindy Eileen Suydam, 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.

B. Lampe
Notary Public for the State of CA
Residing at: Contra Costa
Commission Expires: 7/29/25

