



2021-012871

Klamath County, Oregon

08/23/2021 03:13:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Austin DeLucca

2052 Lavey St.

Klamath Falls, OR 97601

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

Austin DeLucca

2052 Lavey St.

Klamath Falls, OR 97601

File No. 478372AM

STATUTORY WARRANTY DEED

Irving H. Hart, III,

Grantor(s), hereby convey and warrant to

Austin DeLucca, an unmarried man,

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:

The Easterly rectangular 100.0 feet of Lots 15 and 16 in Block 48, HILLSIDE ADDITION to the City of Klamath Falls, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 16; thence Southeasterly parallel to Haskin Street 100.0 feet to the Southeasterly corner of said Lot 15; thence Southwesterly along the Southerly line of Lot 15, 100.0 feet to a point; thence Northwesterly and parallel to Haskins Street 100.0 feet to the Northerly line of said Lot 16; thence Northeasterly 100.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$280,000.00.

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 19 day of AUG, 2021.

Irving H. Hart III
Irving H. Hart III

State of Texas } ss
County of KERR

On this 19 day of August, 2021, before me, Nicole Louise Simmons a Notary Public in and for said state, personally appeared Irving H. Hart, III, 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.

Nicole Louise Simmons
Notary Public for the State of Texas
Residing at: 300 Blanks St Kerkville, TX 78028
Commission Expires: 11-16-2022

