

THIS SPACE RESERVED FOR

2021-012871

Klamath County, Oregon 08/23/2021 03:13:01 PM

Fee: \$87.00

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

Notary Public for the State of

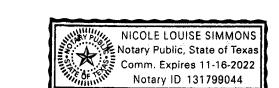
Commission Expires:

Residing at: 300 Blanks

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 _	1-1 (lay of	Auc		2021					
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Irving H. Ha	254 194 37, 1350			, , , , , , , , , , , , , , , , , , , 						
State of County of _	Texa Ker	S	}} ss			1		_	. 6	
On this 19	day of	Augu	st	,2021	, before m	, <i>Nicole</i> lown or identif	Louis	se Sir	nmonan	lotary
is/are subscr	ibed to the	within Inst	rument and	acknowled	iged to me th	iown or identif at he/she/they ony official seal	executed sam	ie.		
above writte				C 1000 0000000	COMPANY MANY AND WAY					
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EXEVITE, TX 78028



11-16-2022