

Oakes Law Office
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2021-012876
Klamath County, Oregon



00286098202100128760010012

08/23/2021 03:20:21 PM

Fee: \$82.00

After Recording, Return To:

Angela M. Britton
730 Eldorado Avenue
Klamath Falls, OR 97601

Mail Tax Statements To:

Angela M. Britton
730 Eldorado Avenue
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

ANGELA M. BRITTON, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO ANGELA M. BRITTON and RICHARD RUBY, as joint tenants with rights of survivorship and not as tenants in common, the GRANTEEES, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

Lot 3 in Block 27 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Kamath County, Oregon.

More commonly known as 730 Eldorado Avenue, Klamath Falls, OR 97601.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None").

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.

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 23 day of August, 2021.

ANGELA M. BRITTON

STATE OF OREGON

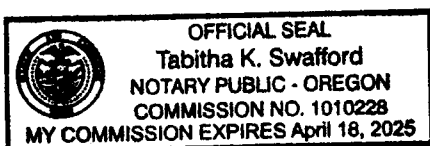
)

) ss.

COUNTY OF KLAMATH

)

The foregoing instrument was acknowledged before me on this August 23, 2021, by ANGELA M. BRITTON.



NOTARY PUBLIC
My commission exp: April 18, 2025