

**2021-013001****Klamath County, Oregon**

08/25/2021 01:52:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Colton Oates5706 Bryant Ave.Klamath Falls, OR 97603

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

Colton Oates5706 Bryant Ave.Klamath Falls, OR 97603File No. 480013AM

STATUTORY WARRANTY DEED**Chandler Bobbitt and Michael Bobbitt, as Tenants by the Entirety and Robert W. Crebbin, all with Rights of Survivorship,**

Grantor(s), hereby convey and warrant to

Colton Oates,

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 6 in Block 3 of CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**EXCEPTING THAT PORTION of Lot 6, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Northwesterly of the following described line: Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a half-inch iron pin between the existing concrete driveways from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a half inch iron pin; thence South 50° 58' 15" West 68.60 feet to a spike on top of a 4" by 4" fence post; thence South 54° 24' 30" West along a fence line 30.60 feet to a half inch iron pin on the Westerly line of said Subdivision; thence North 00° 14' West 2.70 feet to the Westerly corner between Lots 5 and 6 of said Subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West.****AND THAT PORTION of Lot 5, Block 3, CASA MANANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southerly of the following described line:****Beginning at the center of the cul-de-sac on Bryant Avenue; thence South 53° 41' 30" West 50.00 feet to a 1/2 inch iron pin between the existing concrete driveways, from which the Easterly corner common to Lots 5 and 6, Block 3 bears North 34° 59' 35" West 2.30 feet; thence South 88° 28' 15" West along the line between said driveways 14.00 feet to a 1/2 inch iron pin; thence South 50° 58' 15" West, 68.60 feet to a spike on top of a 4" fence post; thence South 54° 24' 20" West along a fence line 30.60 feet to a 1/2 inch pin on the Westerly line of said subdivision; thence North 00° 14' West, 2.70 feet to the Westerly corner between Lots 5 and 6 of said subdivision, with bearings based on the center line of said Bryant Avenue as being South 89° 12' West**

The true and actual consideration for this conveyance is \$253,000.00.

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 24th day of Aug, 2021

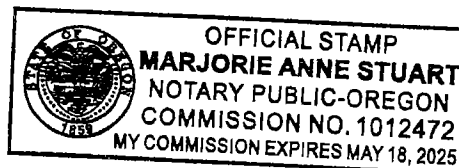
Robert W. Crebbin
Robert W. Crebbin

Chandler Bobbitt
Chandler Bobbitt

State of Oregon } ss
County of Klamath }

On this 24th day of August, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Robert W. Crebbin and Chandler Bobbitt, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025



Dated this 23 day of August, 2021.

[Signature]
Michael Bobbitt

[Signature]
Chandler Bobbitt

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 } ss
County of SANTA CRUZ }

On this 23 day of August, 2021, before me, LUIS GARCIA a Notary Public in and for said state, personally appeared Chandler Bobbitt and Michael Bobbitt, 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.

[Signature]
Notary Public for the State of CALIFORNIA
Residing at: SANTA CRUZ
Commission Expires: MAY 07 2022

