



THIS SPACE RESERVED FOR RE

2021-013214

Klamath County, Oregon

08/27/2021 03:00:04 PM

Fee: \$92.00

After recording return to:

Robert C. Foster

937 Loma Linda

Klamath Falls, OR 97603

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

Robert C. Foster

937 Loma Linda

Klamath Falls, OR 97603

File No. 478785AM

STATUTORY WARRANTY DEED

Katrina E. Price,

Grantor(s), hereby convey and warrant to

Robert C. Foster,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$486,000.00.

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

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 28th day of July, 2021.

Katrina E. Price
Katrina E. Price

State of Oregon) ss,
County of Josephine

On this 28th day of July, 2021, before me, Susan Robison a Notary Public in and for said state, personally appeared Katrina E. Price, 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.

Susan Robison
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 1-26-24



EXHIBIT "A"

478785AM

PARCEL 1:

Lot 4, Block 302, DARROW 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.

PARCEL 2:

The Southwesterly half of Lot 6, EXCEPT the Southerly 50 feet of the West 2 feet of said Lot 6, Block 22, INDUSTRIAL 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.

PARCEL 3:

The Southwesterly half of Lot 5, Block 22, INDUSTRIAL 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.

PARCEL 4:

A portion of Lots 9 and 10, Block 20, INDUSTRIAL 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, described as follows:

Beginning at the most Southerly corner of Lot 9, Block 20, INDUSTRIAL ADDITION to the City of Klamath Falls; thence Northeasterly at right angles to Martin Street 50 feet; thence Northwesterly parallel with the Northeasterly line of Martin Street 50 feet; thence Southwesterly at right angles to Martin Street 50 feet; thence Southeasterly along the Northeasterly line of Martin Street 50 feet to the place of beginning.

PARCEL 5:

Beginning at the NE corner of Lot 58, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, being the corner of Stukel and Martin Street; thence Westerly along the Southerly line of Martin Street, 70 feet; thence Southerly at right angles to Martin Street, 37 feet; thence Easterly parallel with Martin Street 70 feet, to the West line of Stukel Street; thence Northerly along Westerly line of Stukel Street, 37 feet to the place of beginning, being a portion of Lots 56, 57 and 58 in Block 18 of Industrial Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6:

A portion of Lot 355, Block 123, MILLS 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, more particularly described as follows:

Beginning at a point which is the Southeast corner of the intersection of Home Avenue and Division Street, and running thence South along the East line of Division Street 90 feet, thence East parallel to Home Avenue 50 feet, thence North parallel to Division Street to the South line of Home Avenue, thence West along the South line of Home Avenue to the point of beginning, being a plot of ground fronting 50 feet on Home Avenue and 90 feet on Division Street.