



2021-013350

Klamath County, Oregon

08/31/2021 01:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kyle Carlisle and Melanie Olson

635 N 11th St.

Klamath Falls, OR 97601

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

Kyle Carlisle and Melanie Olson

635 N 11th St.

Klamath Falls, OR 97601

File No. 480906AM

STATUTORY WARRANTY DEED

Jason Hammon and Crystal Hammon, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kyle Carlisle and Melanie Olson, as Tenants by the Entirety,

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:

A portion of Lots 5 and 6, Block 60, NICHOLS ADDITION to the Town of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 60, NICHOLS ADDITION to the town of Linkville, now City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Eleventh Street 40 feet; thence Northeasterly at right angles to Eleventh Street 130 feet; thence Northwesterly parallel with Eleventh Street 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street to the point of beginning.

The true and actual consideration for this conveyance is \$210,000.00.


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:

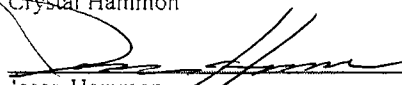
2021-2022 Real Property Taxes, a lien not yet due and payable

87

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 26th day of August, 2021.




Crystal Hammon


Jason Hammon

State of Oregon } ss
County of Deschutes }

On this 26th day of August, 2021, before me, Cindy Lou Garcia a Notary Public in and for said state, personally appeared Jason Hammon and Crystal Hammon, 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.



Notary Public for the State of Oregon
Residing at: Deschutes County
Commission Expires: 2.17.2025

