



THIS SPACE RESERVED FOR

2021-013676  
Klamath County, Oregon  
09/09/2021 10:16:01 AM  
Fee: \$87.00

After recording return to:

David Larson  
5933 Hilyard  
Klamath Falls, OR 97603

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

David Larson  
5933 Hilyard  
Klamath Falls, OR 97603

File No. 481662AM

### STATUTORY WARRANTY DEED

**Barbara Lou Jones, who acquired title as Barbara Worthington,**

Grantor(s), hereby convey and warrant to

**David Larson,**

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 tract of land situated in Lot 51, Homedale, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southeast corner of said Lot 51; thence north along the East line of said Lot, 336.6 feet to the Southerly line of Harlan Drive; thence North 66°33' West along the Southerly line of Harlan Drive 154.14 feet to the Northeasterly corner of the property described in Deed recorded in Book 269 at page 504; thence South 20°26' West along the Southeasterly line of property described in Deed recorded in Book 269 at page 504 of Deed Records 350.97 feet, more or less, to the Southerly line of said Lot; thence Southeast along the Southerly line of said Lot to the Point of Beginning.**

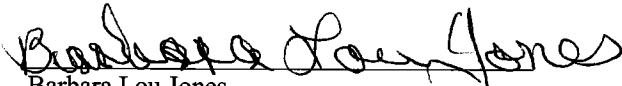
The true and actual consideration for this conveyance is \$281,000.00.

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.

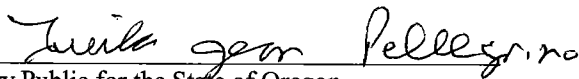
Dated this 13 day of August, 2021

  
Barbara Lou Jones

State of Oregon } ss  
County of Klamath }

On this 13 day of August, 2021, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Barbara Lou Jones, 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: Klamath County, Oregon  
Commission Expires: 11-19-2022

