

2021-013827

Klamath County, Oregon



00287194202100138270010015

09/13/2021 09:01:56 AM

Fee: \$82.00

Timothy Bostick

430 N. 3rd St.

Klamath Falls, Or. 97601

Grantor's Name and Address

Aaron Powless

223 N. Spring St.

Klamath Falls, Or. 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Aaron Powless

223 N. Spring St.

Klamath Falls, Or. 97601

Until requested otherwise, send all tax statements to (Name and Address):

Aaron Powless

223 N. Spring St.

Klamath Falls, Or. 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Timothy Bostick

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Aaron Powless

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

Beginning at the Northeasterly corner of Lot 11, Block 40, FIRST ADDITION to the City of Klamath Falls, Oregon same being on the Westerly line of Third Street; thence Southerly 55 feet along the Easterly boundary of said Lot 11, Block 40; thence Westerly and parallel with Jefferson Street 106 feet to the most Easterly boundary of Lot 8, Block 9, EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Easterly boundary of said Lot 8, Block 9, 55 feet to the Northeasterly corner of said Lot 8, Block 9; thence Easterly and parallel with Jefferson St. 106 feet to the place of beginning, being the Northerly portion of 11, Block 40, FIRST ADDITION to the City of Klamath Falls, Oregon and the Northerly portion of Lot 10, Block 9, EWAUNA ADDITION to the City of Klamath Falls, Oregon, as shown by recorded plats thereof, recorded in the records of Klamath County, Oregon.

AKA: 430 N. 3rd St. Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

\*\*\*\*NONE\*\*\*\*

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. <sup>Ⓢ</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on JULY-27-2021; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 27 July 2021

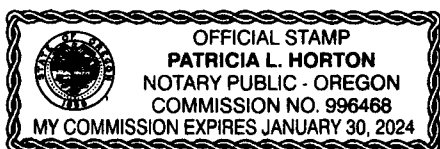
by Timothy Bostick

This instrument was acknowledged before me on 27 July 2021

by Aaron Powless

as

of



Notary Public for Oregon

My commission expires

30 January 2024