

**2021-014814****Klamath County, Oregon****09/30/2021 01:38:01 PM****Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

David A. Gress3939 S. 6th St.Klamath Falls, OR 97603

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

David A. Gress3939 S. 6th St.Klamath Falls, OR 97603File No. 482522AM

STATUTORY WARRANTY DEED**Sherman T. Boone,**

Grantor(s), hereby convey and warrant to

David A. Gress,

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:

Beginning at a point in the Northeasterly line of Third Street 55 feet in a Northwesterly direction from the intersection of the Northeasterly line of Third Street and the Northwesterly line of Washington Street, said intersection being the most Southerly corner of Block 8, Ewauna Heights Addition to the City of Klamath Falls, Oregon; and running thence Northeasterly parallel with Washington Street 52.8 feet to the line between Lots 6 and 7 in Block 48 First Addition to the City of Klamath Falls, Oregon; thence Northwesterly along the line between said Lots 6 and 7, 55 feet to the Southeasterly line of the alley running through said Block 48, First Addition; thence Southwesterly along the alley line 52.8 feet to the most Westerly corner of said Lot 6 and the Northeasterly line of Third Street; thence Southwesterly 55 feet to the place of beginning, being a portion of Block 8 Ewauna Heights Addition and a portion of Lot 6 of Block 48 First Addition to the City of Klamath Falls, Klamath County, Oregon. according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00.

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 28TH day of SEPT., 21

Sherman T. Boone
Sherman T. Boone

State of Nevada } ss
County of Washoe }

On this 28 day of September, 2021, before me, Dennis Allen a Notary Public in and for said state, personally appeared Sherman T. Boone, 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.

D Allen
Notary Public for the State of Nevada
Residing at: 1670 West 8th Ave NW 89407
Commission Expires: 9/29/24

