



THIS SPACE RESERVED FOR R

2021-014824

Klamath County, Oregon

09/30/2021 02:27:01 PM

Fee: \$87.00

After recording return to:

Austin Lowell Smith

1527 Wilford Ave.

Klamath Falls, OR 97601

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

Austin Lowell Smith

1527 Wilford Ave.

Klamath Falls, OR 97601

File No. 476920AM

STATUTORY WARRANTY DEED

Ross M. Hayes and Katie M. Hayes, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Austin Lowell Smith,

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:

Lot 7, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and also a parcel situated in Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 7, Block 13, FAIRVIEW ADDITION to the City of Klamath, thence North 50 feet, thence East 44 feet, thence South 50 feet, thence West 44 feet to the point of beginning.

The true and actual consideration for this conveyance is \$152,000.00.

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:

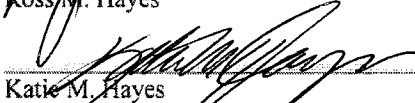
2021-2022 Real Property Taxes, a lien not yet due and payable

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 20TH day of SEPTEMBER, 21



Ross M. Hayes

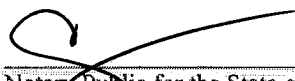


Katie M. Hayes

State of Oregon } ss
County of Clackamas }

On this 28 day of September, 2021, before me, CRAIG MORRIS a Notary Public in and for said state, personally appeared Ross M Hayes and Katie M. Hayes, 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: Canby OR
Commission Expires: 3/14/2025

