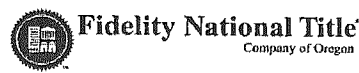


Fidelity National Title # 60222110729

RECORDING REQUESTED BY:



800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:

Connie Tidmore

GRANTEE'S NAME:

Fred S. Griffiths and Aileen J. Griffiths

AFTER RECORDING RETURN TO:

Order No.: 60222110729-SW
Fred S. Griffiths and Aileen J. Griffiths, as tenants by the entirety
647 Pacific Terrace
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Fred S. Griffiths and Aileen J. Griffiths
647 Pacific Terrace
Klamath Falls, OR 97601

APN: 373205

321 Haskins Avenue, Klamath Falls, OR 97601

2021-015292

Klamath County, Oregon

10/12/2021 11:41:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Connie Tidmore , Grantor, conveys and warrants to Fred S. Griffiths and Aileen J. Griffiths, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY-SEVEN THOUSAND AND NO/100 DOLLARS (\$97,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-08-21

Connie Tidmore
Connie Tidmore

State of Oklahoma
County of Choctaw

This instrument was acknowledged before me on 10-08-2021 by Connie Tidmore.

R. Watson
Notary Public - State of Oregon

My Commission Expires: JUN 19, 2024

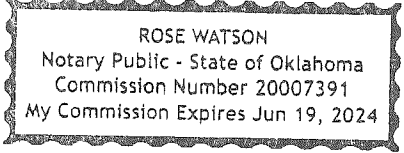


EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 70 feet of Lot 9, Block 47, Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
Copy