



THIS SPACE RESERVED FOR

2021-015329
Klamath County, Oregon
10/12/2021 02:06:01 PM
Fee: \$87.00

After recording return to:

Ryan Patrick Clark

2002 Watson St.

Klamath Falls, OR 97603

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

Ryan Patrick Clark

2002 Watson St.

Klamath Falls, OR 97603

File No. 489981AM

STATUTORY WARRANTY DEED

Ray E. Crawford and Dianne A. Crawford, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ryan Patrick Clark,

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 18, Block 2, and that portion of Lot 19, Block 2, Tract 1158, THIRD ADDITION TO EAST HILLS ESTATES, in the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM a portion described as follows:

Beginning at the Southeasterly corner of said Lot 19; thence along the lot line common to Lots 19 and 20, South 55°06'09" West 66.53 feet; thence leaving said lot line, North 47°08'10" East 67.31 feet to a point on the Southwesterly right of way line of Watson Street; thence following said right of way line 9.32 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears South 34°05'19" East 9.32 feet, to the point of beginning.

The true and actual consideration for this conveyance is \$519,900.00.

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:

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 8th day of October, 2021

Ray E. Crawford
Ray E. Crawford

Dianne A. Crawford
Dianne A. Crawford

State of Colorado } ss
County of El Paso }

On this 8th day of October, 2021, before me, Sandra Isaacs a Notary Public in and for said state, personally appeared Ray E. Crawford and Dianne A. Crawford, 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.

Sandra Isaacs
Notary Public for the State of Colorado
Residing at: 5484 Rayce Ct 80917
Commission Expires:

