



After recording return to:  
Jason L. Murray and Linda Murray  
5005 FALCON DR  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jason L. Murray and Linda Murray  
5005 FALCON DR  
Klamath Falls, OR 97601

File No.: 7161-3833427 (SA)  
Date: September 29, 2021

THIS SPACE RESERVED FOR RECORD

2021-015625  
Klamath County, Oregon  
10/15/2021 03:10:01 PM  
Fee: \$87.00

#### STATUTORY WARRANTY DEED

**Paul Francis Swenson and Coya Tracy Lindberg, as tenants by the entirety**, Grantor, conveys and warrants to **Jason L. Murray and Linda Murray, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 33 in Block 2 TRACT NO. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2021-2022 Taxes**, a lien not yet payable.

The true consideration for this conveyance is **\$345,000.00**. (Here comply with requirements of 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.

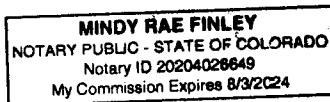
Dated this 13 day of October, 2021.

[Signature]  
Paul Francis Swenson

[Signature]  
Coya Tracy Swenson Lindberg

STATE OF Colorado )  
Oregon (AF) )  
County of Garfield ) ss.  
Klamath (MF) )

This instrument was acknowledged before me on this 13<sup>th</sup> day of October, 2021  
by **Paul Francis Swenson and Coya Tracy Swenson Lindberg.**



[Signature]  
Notary Public for Oregon Colorado (AF)  
My commission expires: 08/03/2024