



THIS SPACE RESERVED FOR

2021-015963

Klamath County, Oregon

10/22/2021 12:02:01 PM

Fee: \$87.00

After recording return to:

Joesphine Grayson and Doroteo Morelos-Grayson

3246 Homedale Rd.

Klamath Falls, OR 97603

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

Joesphine Grayson and Doroteo Morelos-Grayson

3246 Homedale Rd.

Klamath Falls, OR 97603

File No. 496151AM

STATUTORY WARRANTY DEED

Michael G. Hartman and Ashlyn N. Hartman, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Joesphine Grayson and Doroteo Morelos-Grayson, as Tenants by the Entirety,

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:

A parcel of land situate within Lot 2A, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Southeast corner of said Lot 2A bears South 00°20'00" West 399.12 feet; thence North 00°20'00" East along the Easterly line of said Lot 2A, 65.00 feet to the Northeasterly corner of parcel conveyed by deed recorded September 27, 1943 in Volume 158 at Page 527, a 1 inch iron pipe; thence leaving said Easterly line of Lot 2A, North 67°18'39" West, 176.48 feet along the Northeasterly line of said parcel to the Northeasterly corner of parcel conveyed by deed recorded November 14, 1963 in Volume 349 at Page 264, a 1/2 inch iron pipe; thence South 00°56'31" West, 132.13 feet along the Easterly line of said parcel to a 5/8 inch iron pin; thence South 89°40'00" East 164.62 feet to the point of beginning.

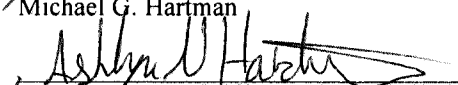
The true and actual consideration for this conveyance is \$319,900.00.

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 21 day of Oct, 2021.



Michael G. Hartman


Ashlyn N. Hartman

State of Oregon } ss
County of Klamath }

On this 21st day of October, 2021, before me, Marjorie Stuart a Notary Public in and for said state, personally appeared Michael G. Hartman and Ashlyn N. Hartman, 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: Klamath Falls OR
Commission Expires: 5/18/25

