



2021-015975

Klamath County, Oregon

10/22/2021 01:30:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Richard R. Hladysh and Coco C. M. Hladysh

19839 Hollygrape St.

Bend, OR 97702

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

Richard R. Hladysh and Coco C. M. Hladysh

19839 Hollygrape St.

Bend, OR 97702

File No. 498091AM

STATUTORY WARRANTY DEED

Virginia L. Gould,

Grantor(s), hereby convey and warrant to

Richard R. Hladysh and Coco C. M. Hladysh, 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:

Beginning at the Southeast corner of Lot 57 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in Klamath County, Oregon, running thence North along the Westerly line of Homedale Road a distance of 51 feet; thence West parallel to the South line of said Lot 57 a distance of 130 feet; thence South parallel with the East line of said Lot 57 a distance of 51 feet to the South line of said Lot 57; thence East along the South line of said Lot 57 a distance of 130 feet to the place of beginning, being a portion of said Lot 57 of Fair Acres Subdivision No. 1 in Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County by Deed Volume 347, page 511, Deed Records of Klamath County, Oregon, for widening of Homedale Road.

The true and actual consideration for this conveyance is \$137,500.00.

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 October, 2021

Virginia L. Gould
Virginia L. Gould

State of NM } ss
County of Santa Fe }

On this 21 day of October, 2021, before me, Patricia Fresquez Hernandez a Notary Public in and for said state, personally appeared Virginia L. Gould, 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.

Patricia Fresquez Hernandez
Notary Public for the State of NM
Residing at: Santa Fe County
Commission Expires: 1/22/24

