



2021-015982

Klamath County, Oregon

10/22/2021 02:13:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Melissa Kanoelani Merrigan

1021 Newcastle Ave.

Klamath Falls, OR 97601

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

Melissa Kanoelani Merrigan

1021 Newcastle Ave.

Klamath Falls, OR 97601

File No. 490667AM

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### STATUTORY WARRANTY DEED

**Nicholas Day and Sara Day, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Melissa Kanoelani Merrigan,**

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:

**Lots 2 and 3 Block 40, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPT therefrom the Northwesterly rectangular one-half of Lot 2, ALSO EXCEPTING THEREFROM a 20 foot strip off the extreme Southwest side conveyed for road purposes.**

The true and actual consideration for this conveyance is \$349,000.00.

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 20 day of October, 2021.

Nicholas Day  
Nicholas Day

Sara Day  
Sara Day

State of Oregon } ss  
County of Clatsop }

On this 20 day of October, 2021, before me, Elvina May Sanches a Notary Public in and for said state, personally appeared Nicholas Day and Sara Day, 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.

Elvina May Sanches  
Notary Public for the State of Oregon  
Residing at: Clatsop Falls  
Commission Expires: 8/8/22

