



THIS SPACE RESERVED FOR

2021-016325
Klamath County, Oregon
10/29/2021 11:03:06 AM
Fee: \$87.00

After recording return to:

Di Di Nicole Crellin

715 Roseway Dr

Klamath Falls, OR 97601

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

Di Di Nicole Crellin

715 Roseway Dr

Klamath Falls, OR 97601

File No. 498713AM

STATUTORY WARRANTY DEED

William Allen Bryant ,

Grantor(s), hereby convey and warrant to

Di Di Nicole Crellin,

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:

All of Lot 7, Block 6, CANAL ADDITION and that portion of Lot 6, Block 6, CANAL ADDITION, in the County of Klamath, State of Oregon.

Beginning at the most Westerly corner of Lot 6; thence Southeasterly along the line between Lots 6 and 7, 100 feet to the most Southerly corner of Lot 6; thence Northeasterly along the Southeasterly 100 feet, more or less, to the place of beginning, all being in the City of Klamath Falls.

The true and actual consideration for this conveyance is \$60,000.00.

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 27 day of October, 2021.



William Allen Bryant

State of Oregon } ss

County of TILLAMOOK }

On this 27th day of OCTOBER, 2021, before me, CHARLES RAY MISHA ^a
Notary Public in and for said state, personally appeared William Allen Bryant, 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: PO Box 1182, MANZANITA, OR 97130

Commission Expires: July 08, 2023

