



THIS SPACE RESERVED FOR

2021-016453

Klamath County, Oregon

11/01/2021 01:12:01 PM

Fee: \$92.00

After recording return to:

Susan Naccarati

PO Box 825

Keno, OR 97627

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

Susan Naccarati

PO Box 825

Keno, OR 97627

File No. 500547AM

STATUTORY WARRANTY DEED

Jeremy Stringer and Janette Stringer, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Susan Naccarati,

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:

That portion of Lot 2, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of Lot 2, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence in a Northerly direction along the Easterly line of California Avenue a distance of 19.63 feet to the beginning of an eleven degree, 37 minute curve to the right; thence along said curve 26.2 feet to a point on the Westerly line of said Lot 2; thence on a radial line of said curve in an Easterly direction a distance of 139.6 feet to a point on the Easterly property line of said Lot 2; thence along the Easterly property line in a Southerly direction a distance of 38.5 feet to the Southeast corner of said Lot 2; thence along the Southerly property line of said Lot 2 in a Westerly direction, a distance of 140.0 feet to the point of beginning, being a portion of said Lot 2.

ALSO property adjoining said property described as follows: A strip 19.17 feet in width off the Northwesterly side of Lot 3, Block 93, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

The true and actual consideration for this conveyance is \$171,000.00.

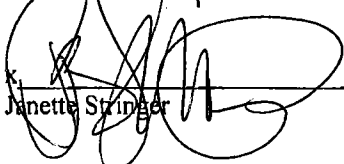
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

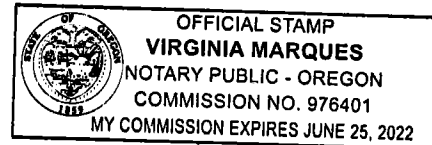
SIGNED IN COUNTERPART

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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.

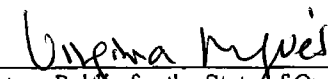
Dated this 29 day of OCTOBER, 2021.


Janette Stringer



State of Oregon } ss
County of Lane }

On this 29 day of October, 2021, before me, Virginia Marques a Notary Public in and for said state, personally appeared Janette Stringer, 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 Lane County
Commission Expires: 6/25/22

X _____
Jeremy Stringer

State of Washington } ss
County of _____ }

On this ____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Jeremy Stringer, 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
Commission Expires: _____

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 29 day of OCTOBER, 2021.

x _____
Janette Stringer

State of Oregon } ss
County of _____ }

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Janette Stringer, 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
Commission Expires: _____

x _____
Jeremy Stringer

State of Washington } ss
County of Thurston }

On this 29th day of October, 2021, before me, MYRA INGLEY a Notary Public in and for said state, personally appeared Jeremy Stringer, 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.

Myra Ingley
Notary Public for the State of ~~Oregon~~ Washington
Residing at: ~~Klamath~~ Thurston ~~mi~~ County
Commission Expires: 10/31/2022

