

RECORDING REQUESTED BY:



744 NE 7th Street
Grants Pass, OR 97526

2021-016502

Klamath County, Oregon

11/01/2021 03:17:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Dora Murillo

GRANTEE'S NAME:

Connie J. Tallant

AFTER RECORDING RETURN TO:

Order No.: 470321078386-HP

Connie J. Tallant
5417 Shasta Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Connie J. Tallant
5417 Shasta Way
Klamath Falls, OR 97603

Map: R-3809-035DD-01500-000 65
5417 Shasta Way, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dora Murillo, Grantor, conveys and warrants to **Connie J. Tallant**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$199,000.00). (See ORS 93.030).


Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

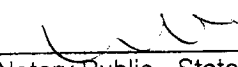
Dated: 10-29-21


Dora Murillo



State of OREGON
County of Klamath

This instrument was acknowledged before me on OCT 29, 2021 by Dora Murillo.


Notary Public - State of Oregon

My Commission Expires: 12/22/24

Return to: Ameri Title 498252AM

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 110.33 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 110.33 feet to the point of beginning.

EXCEPTING THEREFROM Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.