



THIS SPACE RESERVED FOR

2021-017710

Klamath County, Oregon

11/30/2021 09:37:01 AM

Fee: \$87.00

After recording return to:

Gourav Nagar

1023 Main St.

Klamath Falls, OR 97601

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

Gourav Nagar

1023 Main St.

Klamath Falls, OR 97601

File No. 494437AM

### STATUTORY WARRANTY DEED

**Mercedita Flanagan,**

Grantor(s), hereby convey and warrant to

**Gourav Nagar,**

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:

**A portion of Lot 2 in Block 48 of NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, to wit:**

**The following described real property situate in Klamath County, Oregon:**

**Beginning at the most Southerly corner of Lot 2 in Block 48 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along Main Street 32 feet; thence Northwesterly at right angles to Main Street 119.65 feet; thence Southwesterly parallel to Main Street 32 feet; thence Southeasterly at right angles to Main Street 119.65 feet to the place of beginning, being the Southwesterly 32 feet of Lot 2 in Block 48 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.**

**EXCEPTING THEREFROM the Northwesterly 2 feet of Southwesterly 32 feet of Lot 2 in Block 48 of NICHOLS ADDITION, deeded to the City of Klamath Falls, Oregon, in Volume 305, page 352, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$300,000.00.

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.

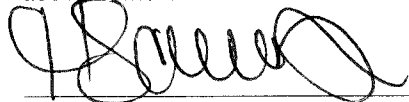
Dated this 24 day of Nov. 2021

  
Mercedita Flanagan

State of Oregon } ss  
County of Klamath }

On this 24 day of November, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Mercedita Flanagan, 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.

  
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Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

