



THIS SPACE RESERVED FOR

2021-017934  
Klamath County, Oregon  
12/03/2021 09:50:01 AM  
Fee: \$87.00

After recording return to:

LuLu Hellings  
3300 NW 185th Ave Unit #2037  
Portland, OR 97229

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

LuLu Hellings  
3300 NW 185th Ave Unit #2037  
Portland, OR 97229

File No. 478746AM

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### STATUTORY WARRANTY DEED

**Calvin Sale and Kathleen Sale, not as tenants in common but with rights of survivorship ,**

Grantor(s), hereby convey and warrant to

**Goldsoil Realty Investments Inc., a Texas Corporation,**

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 Lots 4 and 5, Block 64, NICHOLS ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southeasterly corner of lot 5, Block 64; thence Northwesterly along the Westerly line of 8th Street 60 feet; thence Southwesterly at right angles to 8th Street, 130.25 feet to the Westerly line of Lot 4, Block 64; thence Southeasterly and parallel with 8th Street, 60 feet; thence Northeasterly, parallel with Lincoln Street, 130.25 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$3,000.00.

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 1<sup>st</sup> day of December, 2021

Calvin Sale  
Calvin Sale

Kathleen Sale  
Kathleen Sale

State of Oregon } ss  
County of Klamath }

On this 1 day of December, ~~August~~, 2021, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Calvin Sale and Kathleen Sale, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

