

2021-017995

Klamath County, Oregon



00291845202100179950020028

12/03/2021 01:35:50 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Carolyn L. Jackson and Charles D. Jackson
2051 Melrose St.
Klamath Falls, OR 97601

WARRANTY DEED

Carolyn Jackson and Charles D. Jackson, as tenants in common, Grantors, convey and warrant to Carolyn L. Jackson and Charles D. Jackson, as tenants by the entirety, Grantees, the following described real property:

Lot 16 and the Southerly 104 feet of Lot 17, Block 42, HILLSIDE ADDITION to the City of Klamath Falls, according to the office plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 218080
Map Tax Lot: 3809-028BD-06900

More commonly known as 2051 Melrose Street, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is done for estate planning purposes.

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.

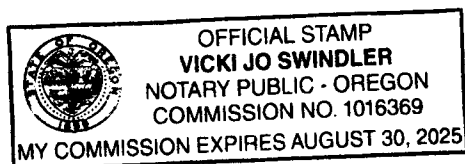
Dated this 23 day of November, 2021.

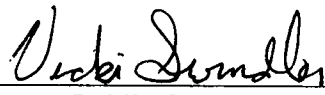

Charles D. Jackson


Carolyn Jackson

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Charles D. Jackson and Carolyn Jackson, acknowledged the foregoing instrument to be their voluntary act. Before me this 23rd day of November, 2021.




Notary Public for Oregon
My commission expires: 8.30.2025