



After recording return to:
Robert Foster and Shana Foster
937 Loma Linda Drive
Klamath Falls , OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Robert Foster and Shana Foster
937 Loma Linda Drive
Klamath Falls , OR 97601

File No.: 7161-3853306 (SA)
Date: December 02, 2021

THIS SPACE RESERVED FOR RECORD

2021-018130
Klamath County, Oregon
12/07/2021 10:07:01 AM
Fee: \$92.00

STATUTORY WARRANTY DEED

Stephen D. Stuart and Wendy E. Stuart, as tenants by the entirety, Grantor, conveys and warrants to **Robert Foster and Shana Foster, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$400,000.00**. (Here comply with requirements of ORS 93.030)

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 6 day of DECEMBER, 2021.

Stephen D. Stuart
Stephen D. Stuart

Wendy E. Stuart
Wendy E. Stuart

STATE OF Oregon)

County of ~~Klamath~~ Jackson) ss.

This instrument was acknowledged before me on this 6 day of December, 2021 by **Stephen D. Stuart and Wendy E. Stuart.**

[Signature]
Notary Public for Oregon

My commission expires: 6.19.22

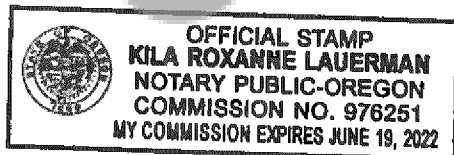


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

TRACT A:

THE SOUTHEASTERLY 43 FEET OF THE NORTHWESTERLY 49 FEET OF LOTS 3 AND 4, BLOCK 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

TRACT B:

THAT PORTION OF LOT 2, BLOCK 50, NICHOLS ADDITION TO THE CITY OF 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 SOUTHWESTERLY CORNER OF LOT 2, BLOCK 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF WASHINGTON STREET 40 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO WASHINGTON STREET 116 FEET; THENCE SOUTHWESTERLY PARALLEL WITH WASHINGTON STREET 40 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES WITH WASHINGTON STREET 116 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOT 2, BLOCK 50 OF SAID NICHOLS ADDITION.

TRACT C:

A PORTION OFF OF LOT 3, BLOCK 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF WASHINGTON (FORMERLY CANAL) STREET AT THE CORNER COMMON TO LOTS 3 AND 2 OF SAID BLOCK; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 71 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH WASHINGTON STREET 30 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH EASTERLY LINE OF SAID LOT 3, 71 FEET TO SAID NORTHERLY LINE OF WASHINGTON STREET; THENCE EASTERLY ALONG SAID LINE OF WASHINGTON STREET 30 FEET TO THE PLACE OF BEGINNING.

TRACT D:

BEGINNING AT THE MOST SOUTHERLY COMER OF LOT 4, BLOCK 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF 10TH STREET, 71 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO 10TH STREET, 100 FEET; THENCE SOUTHERLY PARALLEL WITH 10TH STREET, 71 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF WASHINGTON STREET, 100 FEET TO THE PLACE OF BEGINNING.