

509094 AM
470321079384

RECORDING REQUESTED BY:



180 Lithia Way, Ste 101
Ashland, OR 97520

GRANTOR'S NAME:
Rachel L Derry

GRANTEE'S NAME:
Michael David Cohen

AFTER RECORDING RETURN TO:

Order No.: 470321079384-MB
Michael David Cohen
5505 American Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Michael David Cohen
5505 American Avenue
Klamath Falls, OR 97603-9007

APN: R574845
Map: R-3909-014Da-00900-000

5505 American Avenue, Klamath Falls, OR 97603-9007

2021-018868

Klamath County, Oregon

12/21/2021 11:59:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rachel L Derry, Grantor, conveys and warrants to Michael David Cohen, 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:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

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

Dated: 12/15/2021

Rachel L Derry

State of Oregon
County of Klamath

This instrument was acknowledged before me on December 15, 2021 by Rachel L Derry.

Notary Public - State of Oregon

My Commission Expires: June 02, 2023

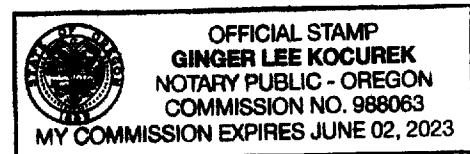


EXHIBIT A

Order No.: 470321079384

Lot 5 in Block 1 of TRACT NO. 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.