

470321079785

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

2021-019048

Klamath County, Oregon

12/23/2021 02:12:01 PM

Fee: \$87.00

**GRANTOR'S NAME:**

Charles F. Linton

**GRANTEE'S NAME:**

Kurtis Kleiv and GeorgAnnette Chatterley and Michael Chatterley  
and George Ann Chatterley

**AFTER RECORDING RETURN TO:**

**Order No.:** 470321079785-MP

Kurtis Kleiv and GeorgAnnette Chatterley, husband and wife and  
Michael Chatterley and George Ann Chatterley, husband and wife,  
not as tenants in common, but with the rights of survivorship  
1626 Crescent Avenue  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Kurtis Kleiv and GeorgAnnette Chatterley  
1626 Crescent Avenue  
Klamath Falls, OR 97601

APN: R215911

1626 Crescent Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Charles F. Linton**, Grantor, conveys and warrants to **Kurtis Kleiv and GeorgAnnette Chatterley, husband and wife and Michael Chatterley and George Ann Chatterley, husband and wife, not as tenants in common, but with the rights of survivorship**, 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:

Beginning at the Northeast corner of Lot 3, Block 33, HILLSIDE ADDITION to the City of Klamath Falls, Oregon on the West line of Crescent Avenue; thence West 89 feet along the North line of said Lot 3; thence South and parallel with Crescent Avenue, 34 feet; thence East and parallel with the North line of Lot 3 a distance of 89 feet to said line of Crescent Avenue; thence North along said line of Crescent Avenue 34 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00). (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.**

**STATUTORY WARRANTY DEED**

(continued)

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

Dated: 12-22-21

Charles F. Linton  
Charles F. Linton

State of Oregon  
County of Jackson

This instrument was acknowledged before me on 12-22-21 by Charles F. Linton.

Mychal K Pond  
Notary Public - State of Oregon

My Commission Expires: 11-17-25

