

2022-000463

Klamath County, Oregon

01/12/2022 12:42:01 PM

Fee: \$92.00



After recording return to:
Kristofor Stevenson
1126 Grant Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Kristofor Stevenson
1126 Grant Street
Klamath Falls, OR 97601

File No.: 7161-3877788 (SA)

Date: December 27, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Shanna Simmons, Grantor, conveys and warrants to **Kristofor Stevenson as to an undivided 33% interest and G.O.B. Consulting LLC, as to an undivided 67% interest**, 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 **\$179,000.00**. (Here comply with requirements of ORS 93.030)

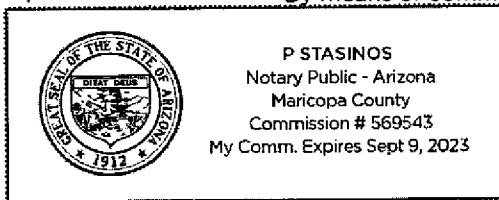
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 11 day of January, 2022.

Shanna Simmons
Shanna Simmons

STATE OF Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 11 day of January, 2022
by **Shanna Simmons**. By means of communication technology.



[Signature]

Notary Public for Arizona
My commission expires: 09/09/2023

Notarized online using audio-video communication

EXHIBIT A

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

The Northeast 21 2/3 feet of Lot 7 and the Southwest 21 2/3 feet of Lot 8, Block 60, of 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, and more particularly described as follows:

Beginning at the most Northerly corner of Lot 7, of Block 60, of NICHOLS ADDITION to the City of Klamath Falls, Oregon, thence Northeasterly along the Southeasterly line of Grant Street in said city 21 2/3 feet; thence Southeasterly at right angles to Grant Street 120 feet; thence Southwesterly parallel with Grant Street 43 1/3 feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the Southeasterly line of Grant street 21 2/3 feet to the place of the beginning.

NOTE: This legal description was created prior to January 1, 2008.