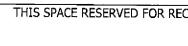
Klamath County, Oregon

01/28/2022 02:40:01 PM

Fee: \$87.00





After recording return to: Jerrod Hall 320 N 4th Street Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Jerrod Hall 320 N 4th Street Klamath Falls, OR 97601

File No.: 7161-3870975 (lb)

Date: December 09, 2021

## STATUTORY WARRANTY DEED

**Rikki Lea N. Burnett who acquired title as Rikki Lea N. McGuffey**, Grantor, conveys and warrants to **Jerrod Hall**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Part of Lots 1 and 2, Block 49, FIRST 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, described as follows:

Beginning on the Westerly line of Fourth Street at the intersection thereof and Northerly line of alley through said Block 49; thence Northwesterly along Fourth Street 50 feet; thence Southwesterly and parallel with alley 62 feet; thence Southeasterly and parallel with Fourth Street 50 feet to the Northerly line of alley; thence Northeasterly along line of alley 62 feet to point of beginning.

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

## 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 \$175,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7161-3870975 (lb)

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 day of	January	1	, 20 22,
Whitea N. Burnell	)	1	,, <u> </u>
Rikki Lea N Burnett			

STATE OF Oregon

County of Klamath Jackson

)55.

Jenucy, 2022

1/19/2026

by Rikki Lea N Burnett.

Notary Public for Oregon

My commission expires:

OFFICIAL STAMP
LORI ANN BILLINGS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1021204
MY COMMISSION EXPIRES JANUARY 19, 2028