



2022-002572

Klamath County, Oregon

03/01/2022 01:45:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Sellars Jr. and Kelsey Bailey

1107 N 6th St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Robert Sellars Jr. and Kelsey Bailey

1107 N 6th St.

Klamath Falls, OR 97601

File No. 520391AM

STATUTORY WARRANTY DEED

Nicholas C. Houseman and Lexie S. Houseman, who acquired title as Lexie S. Ackley, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert Sellars Jr. and Kelsey Bailey, not as tenants in common, but with rights of survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 5 and 6 in Block 3, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated 6th Street adjoining that inured thereto

The true and actual consideration for this conveyance is \$303,500.00.

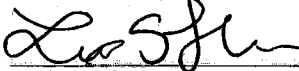
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 26 day of February, 2022.



Nicholas C. Houseman

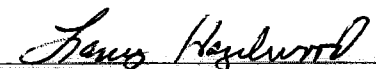


Lexie S. Houseman

State of MO } ss
County of MILLER }

On this 26th day of February, 2022, before me, LANEY HAZELWOOD a Notary Public in and for said state, personally appeared Nicholas C. Houseman and Lexie S. ~~Ackley~~, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Houseman AL



Notary Public for the State of MO
Residing at: CROCKER, MO - PULASKI COUNTY
Commission Expires: 10/02/2025

