

2022-003113

Klamath County, Oregon



03/14/2022 01:29:39 PM

Fee: \$92.00

After recording, return to:

D & R AUTO AND
INDUSTRIAL, INC.
410 S. 6th St
Klamath Falls, OR 97603

Until a change is requested,
all tax statements should be sent to:

D & R AUTO AND
INDUSTRIAL, INC.
410 S. 6th St
Klamath Falls, OR 97603

WARRANTY DEED

Under ORS 93.850

The grantor,

Michael Driscoll
5363 Hwy 39
Klamath Falls, OR 97603

for the true and actual consideration of 0.00

Zero

CONVEYS AND WARRANTS to the grantee,

D & R AUTO AND INDUSTRIAL, INC.
410 S. 6th St
Klamath Falls, OR 97603

the following described real property, free of encumbrances, except as specifically
set forth herein:

LOTS 6 AND 7, BLOCK 93 OF KLAMATH 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.

Parcel ID: R-3809-032AD-07901

And commonly known as: 427 S. 5th St Klamath Falls, OR 97601

Source of Title:

Being the same property conveyed by Quit Claim Deed from Klamath County to Michael Driscoll recorded January 23, 2020 as 2020-000894 in the records of the County Clerk, Klamath County, Oregon.

This conveyance is made subject to:

Covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this
presence of:

day of March , 2022 , in the



Signature

Michael Driscoll

Print Name

Individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense
of this deed.*

STATE OF Oregon

COUNTY OF Klamath

On this 11 day of March, 2022, before me, Notary Public in and for
said state, personally appeared Michael Driscoll

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me his freely executed the same.

Signature: 

Print Name: Kathleen Antoinette Maynard

Title: Notary Public

My Commission Expires: 06/07/2022

