



THIS SPACE RESERVED FOR

2022-003332
Klamath County, Oregon
03/18/2022 09:52:01 AM
Fee: \$87.00

After recording return to:

Harley R. Curtis

1519 Oregon Ave.

Klamath Falls, OR 97601

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

Harley R. Curtis

1519 Oregon Ave.

Klamath Falls, OR 97601

File No. 520829AM

STATUTORY WARRANTY DEED

Elizabeth B. Matuk Thorpe who acquired title as Elizabeth B. Matuk,

Grantor(s), hereby convey and warrant to

Harley R. Curtis,

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:

**Lot 4 in Block 10 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$181,000.00.

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 16th day of March, 2022

Elizabeth B. Matuk Thorpe
Elizabeth B. Matuk Thorpe

State of WA } ss
County of Pierce

On this 16 day of March, 2022, before me, Rhonda Kay Skansi, a Notary Public in and for said state, personally appeared Elizabeth B. Matuk, 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.

Rhonda Kay Skansi
Notary Public for the State of WA
Residing at: Guy Harbor
Commission Expires: 5-9-22

