

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2022-003481

Klamath County, Oregon



00297293202200034810020028

03/22/2022 10:43:23 AM

Fee: \$87.00

 SPACE RESERVED  
 FOR  
 RECORDER'S USE

adrian j. rodriguez

Grantor's Name and Address

dorothy townsend

31 pine street

klamath falls

After recording, return to (Name and Address):

dorothy townsend

31 pine street klamath falls

oregon 97601

Until requested otherwise, send all tax statements to (Name and Address):

dorothy townsend

31 pine street

klamath falls oregon 97601

## WARRANTY DEED

adrian j. rodriguez

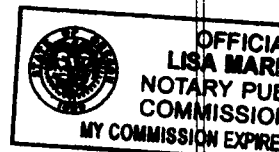
("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

dorothy townsend

 ("grantee"), all of that certain real property,  
 with all rights and interests belonging or relating thereto, situated in klamath County, Oregon, described as  
 follows (legal description of property; description space continued on reverse):

map 3809\* 32bd tax lot 11600

~~legal description; portions lots 2, 4, and 5 and all lot 3 block 2 linkville,  
 city of klamath falls, klamath county, oregon.~~

 BLOCK 2 LOTS 3, AND SOUTH 40 FEET OF LOT A  
 LINKVILLE, CITY OF KLAMATH FALLS, KLAMATH  
 COUNTY, OREGON


To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 21,000.00☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on MARCH 22, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*[Signature]*

STATE OF OREGON, County of Klamath, ss.  
 This record was acknowledged before me on March 22, 2022  
 by Adrian J. Rodriguez  
 This record was acknowledged before me on

by  
as  
of

*[Signature]*  
 Notary Public for Oregon  
 My commission expires December 19, 2022

STAMP  
 E KESSLER  
 LIC-OREGON  
 NO. 982076  
 DECEMBER 19, 2022

OFFICIAL STAMP  
 LISA MARIE KESSLER  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 982076  
 MY COMMISSION EXPIRES DECEMBER 19, 2022