



After recording return to:  
Malcolm Howard Tabor  
855 N Eldorado Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Malcolm Howard Tabor  
855 N Eldorado Avenue  
Klamath Falls, OR 97601

File No.: 7161-3876285 (lb)  
Date: December 21, 2021

THIS SPACE RESERVED FOR RECORD

2022-003538

Klamath County, Oregon

03/23/2022 01:06:01 PM

Fee: \$92.00

#### STATUTORY WARRANTY DEED

**Cheryl Burnett and Carolyn L. Shellhorn as tenants in common**, Grantor, conveys and warrants to **Malcolm Howard Tabor**, 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:

**THE WESTERLY 80 FEET OF LOT 13 IN BLOCK 37 OF HOT SPRINGS 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.**

**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 **\$275,000.00**. (Here comply with requirements of ORS 93.030)

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 10<sup>th</sup> day of March, 2022.

Cheryl Burnett  
Cheryl Burnett

Carolyn L. Shellhorn  
Carolyn L. Shellhorn

STATE OF Oregon )  
County of Klamath ) ss.  
JB Jackson )

This instrument was acknowledged before me on this 10<sup>th</sup> day of March, 2022  
by **Cheryl Burnett and Carolyn L. Shellhorn.**

JB

[Signature]

Notary Public for Oregon  
My commission expires: 1/19/2026




APN: 304842

Statutory Warranty Deed  
- continued

File No.: 7161-3876285 (1b)

STATE OF Oregon )  
County of Klamath Jackson )ss.

This instrument was acknowledged before me on this 11<sup>th</sup> day of March, 2022  
by **Cheryl Burnett**.



Notary Public for Oregon  
My commission expires:

1/19/2024

