

AFTER RECORDING RETURN TO:

**MILAN HANSON
ATTORNEY AT LAW
800 WEST 8TH STREET
MEDFORD, OR 97501**

2022-003648

Klamath County, Oregon

03/25/2022 12:04:01 PM

Fee: \$92.00

SEND ALL TAX STATEMENTS TO:

**CALVIN BRADLEY BUCHHOLZ
915 QUEEN ANNE AVE
MEDFORD, OR 97504**

STATUTORY WARRANTY DEED

JEFFEREY L. BILLUPS, JR., GRANTOR, conveys and warrants to **CALVIN BRADLEY BUCHHOLZ, GRANTEE**, the following-described real property located in Klamath County, Oregon:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

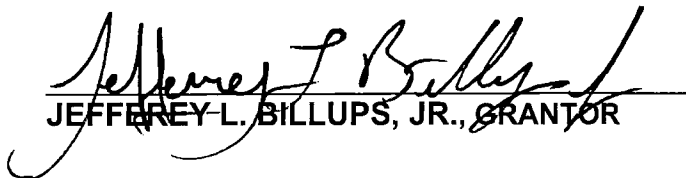
This property is more commonly known as: .

The is no cash consideration for this transfer because the conveyance is made for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300-195.336, AND 2007 IR LAWS CHAPTER 424, §§5-11, AND 2009 OR LAWS CHAPTER 855, §§29, 17. 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

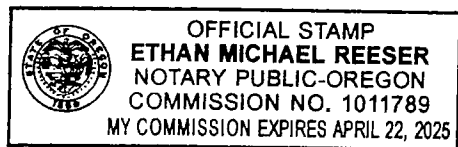
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305-195.336, AND 2007 OR LAWS CHAPTER 424, §§8-11, AND 2009 OR LAWS CHAPTER 855, §§29.

DATED this 23 day of March, 2022.


JEFFEREY L. BILLUPS, JR., GRANTOR

STATE OF OREGON)
) ss
County of Jackson)

On this 23rd day of March, 2022, personally appeared before me the within named **JEFFEREY L. BILLUPS, JR.** and acknowledged the foregoing to be his voluntary act and deed.



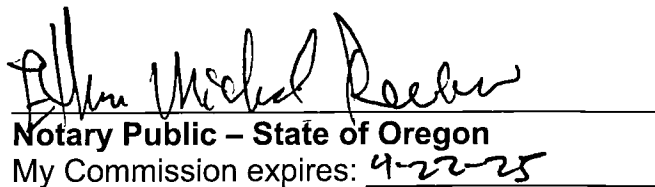

Notary Public – State of Oregon
My Commission expires: 4-22-25

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Lots 1, 2, and 3, Block 9, SUPPLEMENTARY PLAT OF DIXON 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, together with that portion of vacated Gibbs Street that attaches thereto.

Klamath County Assessor's Tax Lot Nos. R-3809-028DC-06200, Property ID Number R375089; and R-3809-028DC-06300, Property ID Number R375098

More commonly referred to as: North Williams Street Parcel