



THIS SPACE RESERVED FOR

2022-004822
Klamath County, Oregon
04/15/2022 09:48:01 AM
Fee: \$87.00

After recording return to:

James W. Minden and Diane L. Minden

1121 Lincoln St

Klamath Falls, OR 97601

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

James W. Minden and Diane L. Minden

1121 Lincoln St

Klamath Falls, OR 97601

File No. 534150AM

STATUTORY WARRANTY DEED

Dorthy Kern who aquired title as Dorthy Mason,

Grantor(s), hereby convey and warrant to

James W. Minden and Diane L. Minden, as Tenants by the Entirety,

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:

**The Southwesterly 21-2/3 feet of Lot 1 and the Northeasterly 21-2/3 feet of Lot 2 in Block 60 of NICHOLS
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, more particularly described as follows:**

**Beginning at a point on the Northwesterly line of Lincoln Street 173-1/3 feet Northerly along the said line
from the Northeasterly line of Eleventh Street; thence continuing Northeasterly along said line of Lincoln
Street a distance of 43-1/3 feet; thence Northwesterly at right angles to Lincoln Street a distance of 120 feet;
thence Southwesterly parallel with Lincoln Street a distance of 43-1/3 feet; thence Southeasterly at right
angles to Lincoln Street a distance of 120 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$105,000.00.

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:

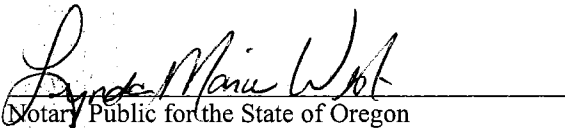
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of April, 2022.


Dorothy Kern

State of Oregon } ss
County of Klamath }

On this 14 day of April, 2022, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Dorothy Kern 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 1-28-25

