



04/27/2022 09:18:31 AM

Fee: \$82.00

After Recording, Return To:

Jessie Carpenter
3907 Bisbee Street
Klamath Falls, OR 97603

Mail Tax Statements To:

Jessie Carpenter
3907 Bisbee Street
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

JUDITH EVANS, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO JUDITH EVANS and JESSIE CARPENTER, the GRANTEES, not as tenants in common, but as joint tenants with rights of survivorship, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lot 4, Block 1, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the west 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded July 1, 1965 in Volume 362 at page 563, Deed Records of Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

MAP: 3909-010DB-01700

More commonly known as 3907 Bisbee Street, Klamath Falls, OR 97603.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None").

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 4th day of April, 2022.

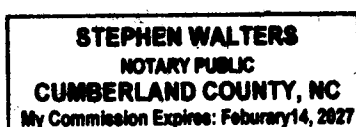
JUDITH EVANS

STATE OF NORTH CAROLINA)

COUNTY OF Cumberland)

) ss.

The foregoing instrument was acknowledged before me on this April 4, 2022, by JUDITH EVANS.



NOTARY PUBLIC

My Commission Expires: 2/14/2027