



THIS SPACE RESERVED FOR

2022-005597
Klamath County, Oregon
05/03/2022 10:20:01 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. 525818AM

STATUTORY WARRANTY DEED

Geoffrey J. Neely and Debra A. Neely, as Tenants by the Entirety,

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 43 1/3 feet of Lot 7 in Block 60 of NICHOLS ADDITION to the Town of Linkville (now
City of Klamath Falls), according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon, being more particularly described as follows:**

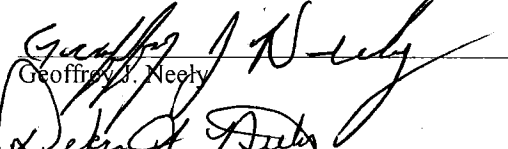

**Beginning at the most Westerly corner of said Lot 7 of said Block and Addition; thence Southeasterly at
right angles to Grant Street (formerly Franklin Street) 120 feet; thence Northeasterly parallel with Grant
Street 43 1/3 feet; thence Northwesterly at right angles to Grant Street 120 feet; thence Southwesterly along
the Southerly line of Grant Street 43 1/2 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$203,500.00.

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:

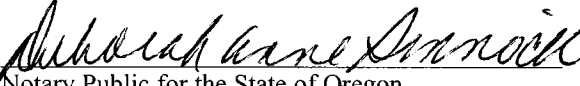
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


Geoffrey J. Neely

Debra A. Neely

State of Oregon } ss
County of Klamath }

On this 2nd day of MAY, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Geoffrey J. Neely and Debra A. Neely, 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 Co.
Commission Expires: 7-29-25

