



2022-006326
Klamath County, Oregon
05/18/2022 01:47:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Richard Houda and Shelby Houda
939 N Alameda Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Richard Houda and Shelby Houda
939 N Alameda Avenue
Klamath Falls, OR 97601
File No. 540943AM

STATUTORY WARRANTY DEED

Susan M. Marino,

Grantor(s), hereby convey and warrant to

Richard Houda and Shelby Houda, 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:

PARCEL 1:

The Southerly one-half of the Westerly 40 feet of Lot 5, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Beginning at the Northerly line of Alameda Street (also known as Avenue) at the Southeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northerly along the line between Lots 5 and 6 of said Block 17 a distance of 60 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence southerly in a straight line to the Northerly line of Alameda Street (also known as Avenue) (which is also the Southerly line of said Lot 6) to a point which is 27.8 feet Westerly along the Southerly line of said Lot 6 from the point of beginning; thence Easterly along the Southerly line of Lot 6 to the point of beginning, being a portion of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, also being the Easterly one-half of the property described in Deed recorded in Volume 248 at Page 518, Deed Records of Klamath County, Oregon.

PARCEL 3:

A portion of Lot 6, Block 17 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Southerly line of Portland Street at the Northeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southerly along the line between Lots 5 and 6 of said Block 17, a distance of 96.2 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence Northerly 98.3 feet to the Southerly line of Portland Street at a point midway between the Northeasterly corner and the Northwesterly corner of said Lot 6; thence Easterly along the Southerly line of Portland Street 39.1 feet to the point of beginning.

The true and actual consideration for this conveyance is \$215,000.00.

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 17th day of May 2022

Susan M Marino
Susan M. Marino

State of Washington } ss
County of Cowlitz }

On this 17th day of May, 2022, before me, Tammy Jean Neuman a Notary Public in and for said state, personally appeared Susan M. Marino, 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.

Tammy Jean Neuman
Notary Public for the State of Washington
Residing at: Longview WA
Commission Expires: Apr. 4, 2024

