



THIS SPACE RESERVED FOR

2022-006636
Klamath County, Oregon
05/26/2022 11:15:01 AM
Fee: \$87.00

After recording return to:

Cynthia Villasenor
3405 Granite Street
Klamath Falls, OR 97601

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

Cynthia Villasenor
3405 Granite Street
Klamath Falls, OR 97601

File No. 538744AM

STATUTORY WARRANTY DEED

Michael M. Douglas, and Terry Lynn Douglas, not as tenants in common but with rights of survivorship,
Grantor(s), hereby convey and warrant to

Cynthia Villasenor,

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:

**Lots 25 and 26 in Block 7 of Stewart Addition, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.**

EXCEPTING THEREFROM:


**Beginning at the Southeast corner of Lot 25, Block 7, STEWART ADDITION, thence North 50 feet on the
East line of Lot 25, thence Westerly to a point on the West line of Lot 26, which point is 70 feet North of the
Southwest corner of Lot 26; thence South 70 feet to the Southwest corner of Lot 26; thence East to the place
of beginning.**

The true and actual consideration for this conveyance is \$150,000.00.

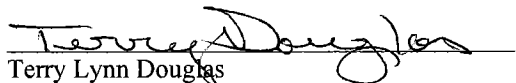
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 25 day of May, 2022




Michael M. Douglas



Terry Lynn Douglas

State of Oregon } ss
County of Klamath }

On this 25 day of May, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Michael M. Douglas and Terry Lynn Douglas, 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
Commission Expires: 3/7/26

