



2022-006666

Klamath County, Oregon

05/27/2022 08:38:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Donald Boyd and Julie Boyd

818 Loma Linda Dr.

Klamath Falls, OR 97601

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

Donald Boyd and Julie Boyd

818 Loma Linda Dr.

Klamath Falls, OR 97601

File No. 533653AM

STATUTORY WARRANTY DEED

Leonard R. Putnam and Rochelle M. Putnam, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Donald Boyd and Julie Boyd, 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 5: (3909-033BB-00300)

The Northerly 35 feet of Lot 2 in Block 1 Railroad Addition to the City of Klamath Falls, as shown on the official supplemental subdivision plat thereof, more particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence Southeasterly along the Westerly line of said Lot 2 and along the Easterly line of Spring Street a distance of 35.0 feet; thence Northeasterly parallel with the Northerly line of said Lot 2 to the Easterly line of said Lot 2; thence Northwesterly along the Easterly line of said Lot 2 a distance of 35.0 feet to the Northeast corner of said Lot 2; thence Southwesterly along the Northerly line of said Lot 2 a distance of 115.7 feet to the point of beginning.

PARCEL 6: (3909-033BB-00200)

Lots 3 and 4 in Block 1, Railroad 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.

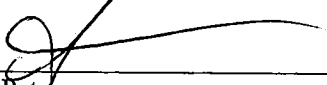
The true and actual consideration for this conveyance is \$325,000.00.

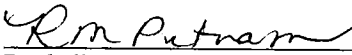
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

87

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.

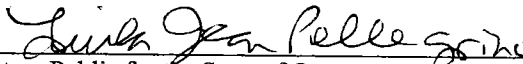
Dated this 28 day of April, 2022


Leonard Putnam


Rochelle Putnam

State of Oregon } ss
County of Klamath }

On this 28 day of April, 2022, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Leonard R. Putnam and Rochelle M. Putnam, 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, Oregon
Commission Expires: 11-19-2028

