



2022-007464

Klamath County, Oregon

06/15/2022 02:43:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Ryan L. Dailey

921 Prospect Street

Klamath Falls, OR 97601

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

Ryan L. Dailey

921 Prospect Street

Klamath Falls, OR 97601

File No. 541390AM

STATUTORY WARRANTY DEED

Tyler Hock and Kimberly A. Schmidt, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Ryan L. Dailey,

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:

Lot 1, Block 18, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, and a portion of closed Roosevelt Street adjoining said lot, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Prospect Street, 42 feet Southerly along said line from its intersection with the Southerly line of Rose Street; thence continuing Southerly along said West line of Prospect Street a distance of 53.3 feet; thence North 78° 15' West 66 feet; thence North, parallel with Ninth Street a distance of 60 feet to the Northwesterly line of closed Roosevelt Street; thence Northeasterly along the North line of closed Roosevelt Street a distance of 4.6 feet; thence Southeasterly, parallel with Rose Street, 108.2 feet, more or less, to the place of beginning.

The true and actual consideration for this conveyance is \$160,000.00.

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:

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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 2 day of June, 2022


Tyler Hock


Kimberly A. Schmidt

State of } ss
County of }

On this ____ day of , , before me, a Notary Public in and for said state, personally appeared , 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
Residing at:
Commission Expires:

SGC
Attached
SDC

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Amador

S.S.

On June 2, 2022 before me, Stephanie Diane Leary, Notary Public

Name of Notary Public, Title

personally appeared Tyler Hock and Kimberly A. Schmidt

Name of Signer (1)

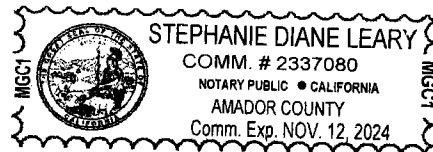
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stephanie Diane Leary
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory

Warranty Deed

containing 2 pages, and dated 06/02/22

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in-fact

☐ Corporate Officer(s)

Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other:

representing:

Name(s) of Person(s); Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: 209-329-0889

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐

See Attached

SDL