



2022-007754

Klamath County, Oregon

06/23/2022 10:58:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Brian J. Decamp and Cosette Decamp

633 Upham Street

Klamath Falls, OR 97601

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

Brian J. Decamp and Cosette Decamp

633 Upham Street

Klamath Falls, OR 97601

File No. 540265AM

STATUTORY WARRANTY DEED

Frank Thrasher and Nichole Thrasher, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Brian J. Decamp and Cosette Decamp, 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 Easterly 70 feet of Lot 6 Block 17 in FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon. Being further described as follows: Beginning at the Southeasterly corner of Lot 6 Block 17 aforesaid: thence Northerly along the Westerly line of Pleasant Avenue 50 feet; thence Westerly along line between Lots 5 and 6 of said Block 17, 70 feet; thence Southerly and parallel with Pleasant Avenue 50 feet to Northerly line of Upham Street 70 feet to the place of beginning.

The true and actual consideration for this conveyance is \$192,000.00.

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 20 day of June, 22.


Frank Thrasher


Nichole Thrasher

State of Oregon } ss
County of ~~Klamath~~ Franklin

On this 20 day of June, 2022, before me, Keith Paul Fritz a Notary Public in and for said state, personally appeared Frank Thrasher and ~~Nicole~~ Thrasher, 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. Keith & Nichole


Notary Public for the State of Oregon

Residing at: 304 Quail Dr. Newberg OR 97132
Commission Expires: July 19, 2025

