



2022-007813

Klamath County, Oregon

06/24/2022 12:09:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Noland Clemens

316 Donald St.

Klamath Falls, OR 97601

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

Noland Clemens

316 Donald St.

Klamath Falls, OR 97601

File No. 454684AM

STATUTORY WARRANTY DEED

Cody J. Lockrem,

Grantor(s), hereby convey and warrant to

Noland Clemens,

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:

A portion of Lots 1 and 2, Block 93, BUENA VISTA 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

Beginning at a point on a curve which is on the Westerly boundary of said Lot 2, the following distances, 45.83 feet Southerly along said curve from the Northwest corner of said Lot 1, 14.1 feet Southerly along said curve to the Westerly corner common to said Lots 1 and 2 and 31.73 feet Southerly along said curve from the Westerly corner common to said Lots 1 and 2, thence on a radial line in an Easterly direction 70 feet more or less to the Easterly boundary of a tract of land conveyed to William G. Vallier by Deed recorded September 16, 1959 in Deed Book 315 at page 643, Deed Records of Klamath County, Oregon, said point being the True Point Of Beginning of the tract to be hereinafter described, thence continuing Easterly along said radial line 69.9 feet more or less to the Easterly boundary of said Lot 2, thence Northerly 67.27 more or less along the Easterly line of said Lots 1 and 2 to the Northeasterly corner of said Lot 1, thence Westerly along the Northerly line of said Lot 1 to the Easterly boundary of the William G. Vallier Tract above referred, thence Southerly along the Easterly boundary of said William G. Vallier Tract to the True Point Of Beginning.

The true and actual consideration for this conveyance is \$108,000.00.

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 13th day of June, 2022

Cody J. Lockrem
Cody J. Lockrem

State of Oregon } ss
County of Klamath }

On this 13th day of June, 2022, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Cody J. Lockrem, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/25

