

2022-007961

Klamath County, Oregon

06/28/2022 02:30:01 PM

Fee: \$92.00



After recording return to:  
Henry Saraye and Tara Saraye  
5162 Walton Drive  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Henry Saraye and Tara Saraye  
5162 Walton Drive  
Klamath Falls, OR 97603

File No.: 7161-3941080 (SL)

Date: June 23, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Mary F. Herman**, Grantor, conveys and warrants to **Henry Saraye and Tara Saraye as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2021-2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$130,250.00**. (Here comply with requirements of ORS 93.030)

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 28th day of June, 2022.

*Mary F. Herman*

Mary F. Herman

STATE OF Washington )  
 )ss.  
County of Thurston )

This instrument was acknowledged before me on this 28th day of June, 2022 by **Mary F. Herman**.

*Dawn Hemphill*

Notary Public for Washington  
My commission expires: 03/21/2026

DAWN HEMPHILL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 198113  
COMMISSION EXPIRES 03/21/2026

Notarized online using audio-video communication

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THE NORTHWESTERLY ONE-HALF OF TRACT NO. 8, HOMEDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST WESTERLY CORNER OF SAID TRACT 8, HOMEDALE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT 8 A DISTANCE OF 300 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF SAID TRACT 8, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT 8 A DISTANCE OF 90.75 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID TRACT 8 A DISTANCE OF 300 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID TRACT 8; THENCE AT RIGHT ANGLES NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID TRACT 8, 90.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, KLAMATH COUNTY, OREGON.**

**NOTE:** This Legal Description was created prior to January 01, 2008.