

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2022-008246**Klamath County, Oregon**

00302703202200082460020022

07/06/2022 12:14:00 PM

Fee: \$87.00

Cynthia A. Womack
 PO Box 1146 Ennis, Montana
 59729

Grantor's Name and Address

Kyle T. Keith SR
 4510 South 6th #172 Klamath Falls
 OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Kyle T. Keith SR 4510 South 6th #172
 Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Kyle T. Keith SR 4510 South 6th
 #172, Klamath Falls OR 97601

SPACE RESERVED
 FOR
 RECORDER'S USE

Returned at Counter

WARRANTY DEED

Cynthia A Womack

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

Kyle Thomas Keith SR

("grantee"), all of that certain real property.

with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as follows (legal description of property; description space continued on reverse):

Lot 67, Block 12, Klamath Falls Forest Estates
 Highway 66 plat NO. 1

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 5,000 -☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on June 18th, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Cynthia Womack

STATE OF OREGON, County of Klamath

1 ss.

This record was acknowledged before me on June 18th, 2022
by Cynthia Womack

This record was acknowledged before me on
by
as Partial owner
of lot 57, block 12, Klamath Falls forest estates Highway 660 plot No. 1



Shellie Rae Smith
Notary Public for Oregon

My commission expires 12/27/2025