

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2022-008247

Klamath County, Oregon



00302704202200082470020029

07/06/2022 12:14:07 PM

Fee: \$87.00

Kyrsten L. Keith
PO Box 62 Sandy Creek 1345 NY

Grantor's Name and Address

Kyle Thomas Keith SR
6510 South 6th #172 Klamath Falls
OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Kyle Thomas Keith SR
6510 South 6th #172 Klamath Falls
OR 97601

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

Kyle Thomas Keith SR 6510 South 6th
#172 Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

WARRANTY DEED

Kyrsten L. Keith

("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 57 Block 12, Klamath Falls Forest Estates Highway 66
Unit 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 6-24-22; 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.

Kyrsten L. Keith
Kyrsten L. Keith

New York
STATE OF ~~OREGON~~, County of Oswego 188.

This record was acknowledged before me on 6-24-22
by Kyrsten L. Keith

This record was acknowledged before me on _____
by _____
as _____
of _____

Loretta Pruett
Notary Public for ~~Oregon~~ NY
My commission expires _____

LORETTA PRUETT
Notary Public, State of New York
No. 01PR6429829
Qualified in Oswego County
My Commission Expires 2-28-26