



2022-008453

Klamath County, Oregon

07/12/2022 09:06:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Anita M. Matys

3138 Emerald St

Klamath Falls, OR 97601

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

Anita M. Matys

3138 Emerald St

Klamath Falls, OR 97601

File No. 550395AM

STATUTORY WARRANTY DEED

Eagle Point Developments, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Anita M. Matys,

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 parcel of land situate in Lot 1 of DEWITT HOME TRACTS; a duly recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of said DEWITT HOME TRACTS; thence South 89° 49' 00" West along the North line of said Lot 1, 229.31 feet to a 5/8 " iron pin; thence South 00° 04' 00" West parallel to the East line of said Lot 1, 145.00 feet to a 5/8 " iron pin; thence North 89° 49' 00" East parallel to the North line of said Lot 1, 229.31 feet to a 5/8" iron pin on the East line of said Lot 1; thence North 00° 04' 00" East along the East line of said Lot 1, 145.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$27,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 8 day of July, 2022.

Eagle Point Developments, LLC

By: C.A. Galpin
C.A. Galpin, Member

State of Oregon } ss
County of Jackson }

On this 8 day of July, 2022, before me, Terry Speedling, a Notary Public in and for said state, personally appeared C.A. Galpin known or identified to me to be the Managing Member in the Limited Liability Company known as Eagle Point Developments, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Terry Speedling
Notary Public for the State of Oregon
Residing at: 744 Cardley Ave St 100 Medford OR 97504
Commission Expires: March 28, 2025

