

2022-009015

Klamath County, Oregon

07/22/2022 01:05:01 PM

Fee: \$92.00



After recording return to:
Pomo Properties Inc
12411 Anderson Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Pomo Properties Inc
12411 Anderson Rd
Klamath Falls, OR 97603

File No.: 7161-3924899 (SA)

Date: April 01, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joan Bailey, Grantor, conveys and warrants to **Pomo Properties Inc**, 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 **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$201,000.00**. (Here comply with requirements of ORS 93.030)

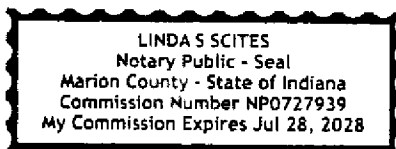
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 20 day of July, 2022.

Joan Bailey
Joan Bailey

STATE OF ~~Oregon~~ Indiana
County of ~~Klamath~~ Monroe)ss.

This instrument was acknowledged before me on this 20 day of July, 2022
by **Joan Bailey**.



Linda S. Scites
Notary Public for ~~Oregon~~ Indiana
My commission expires: 7-28-28

APN: 367070

Statutory Warranty Deed
- continued

File No.: 7161-3924899 (SA)

EXHIBIT A

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

A PORTION OF LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LOT 11, BLOCK 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, WHICH SAID POINT IS THE INTERSECTION OF THE WESTERLY LINE OF CALIFORNIA AVENUE AND THE SOUTHERLY LINE OF ARCH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, 100 FEET; THENCE ON A LINE PARALLEL WITH THE WESTERLY LINE OF CALIFORNIA AVENUE TO THE NORTHERLY LINE OF SAID LOT; THENCE TO THE PLACE OF BEGINNING, BEING THE EASTERLY 100 FEET OF LOT 11, BLOCK 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

LESS THE WESTERLY 3 FEET OF SAID DESCRIBED PREMISES CONVEYED TO T.B. WATTERS BY DEED DATED APRIL 1, 1942, RECORDED MARCH 6, 1944 IN BOOK 163 AT PAGE 51, DEED RECORDS OF KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.