

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2022-009211

Klamath County, Oregon



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07/27/2022 02:36:17 PM

Fee: \$36.00

Klamath County Extension Service Dist
305 Mount Street, 2nd Floor
Klamath Falls, OR 97601

Grantor's Name and Address

Klamath County
305 Main Street, Room 121
Klamath Falls, OR 97601

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Klamath County
305 Main Street, Room 121
Klamath Falls, OR 97601

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

Same as above

WARRANTY DEED

Extension Service District, a special District in the County of Klamath, State of Oregon, ("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Klamath County, a political subdivision of the State of Oregon

("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):

Lots 1, 2, 3, 4, 5, 35 and 36, and the Northwesternly one-half of Lot 6, described as:

Beginning at the Northwesternly corner of said Lot 6, thence, Southwesterly along the Westerly line of said lot, 200 feet to the Southwesterly corner thereof; thence Southeasterly along the Southwesterly line of said lot, a distance of 36 feet to a point; thence Northeasterly and parallel with the Easterly line of said lot a distance of 200 feet to a point on the Northeasterly line of said lot; thence Northwesternly along the Northeasterly line of said lot a distance of 36 feet to the place of beginning, all in Highland Park, according to the official plat thereof on file in the Clerk's office, Klamath County, Oregon, excepting therefrom all that portion conveyed to the State of Oregon, by and through its State Highway Commission by Warranty Deed recorded November 2, 1971 in Volume M71, page 11423.

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):

☒ \$ 215,000.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter



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.

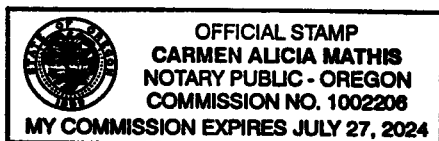
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on July 27, 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.

Klamath County
by Rick Vaughn, Prop. Mar.

STATE OF OREGON, County of Klamath
This record was acknowledged before me on July 27th, 2022
by Rick Vaughn
This record was acknowledged before me on _____
by _____
as _____
of _____



Carmen Mathis
Notary Public for Oregon
My commission expires July 27th, 2024



Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2022-03

All charges have been paid for the real property that is the subject of conveyance between:

Grantor

Klamath County Extension Service District

Grantee

Klamath County

Signed on (date)

M. Kenneally

and for consideration of

\$

Assessor's signature

[Signature]

Date

7-23-22

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:

Lots 1, 2, 3, 4, 5, 35 and 36, and the Northwesternly one-half of Lot 6, described as:

Beginning at the Northwesternly corner of said Lot 6, thence, Southwesterly along the Westerly line of said lot, 200 feet to the Southwesterly corner thereof; thence Southeasterly along the Southwesterly line of said lot, a distance of 36 feet to a point; thence Northeasterly and parallel with the Easterly line of said lot a distance of 200 feet to a point on the Northeasterly line of said lot; thence Northwesternly along the Northeasterly line of said lot a distance of 36 feet to the place of beginning, all in Highland Park, according to the official plat thereof on file in the Clerk's office, Klamath County, Oregon, excepting therefrom all that portion conveyed to the State of Oregon, by and through its State Highway Commission by Warranty Deed recorded November 2, 1971 in Volume M71, page 11423.