



2022-009843

Klamath County, Oregon

08/12/2022 01:24:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Patricia Ruth Mensah and Joshua Nathanael Woodson

3933 Rio Vista Way

Klamath Falls, OR 97603

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

Patricia Ruth Mensah and Joshua Nathanael Woodson

3933 Rio Vista Way

Klamath Falls, OR 97603

File No. 551444AM

STATUTORY WARRANTY DEED

Marcia C. Erickson and Andrew Ryan Erickson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Patricia Ruth Mensah as to an undivided 70% interest and Joshua Nathanael Woodson as to an undivided 30% interest, as Tenants in Common,

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:

Lot 8 in Block 12 of Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$350,000.00.

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 11 day of August, 2022

Marcia C. Erickson

Marcia C. Erickson

Andrew Ryan Erickson

Andrew Ryan Erickson

State of Oregon } ss
County of Klamath }

On this 11 day of August, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Marcia C. Erickson and Andrew Ryan Erickson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Emily Coe

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: 9/27/2025

