



2022-010349

Klamath County, Oregon

08/25/2022 03:10:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Russell Eisenberg and Kellie Cherie Eisenberg

2316 NE Mason St.

Portland, OR 97211

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

Russell Eisenberg and Kellie Cherie Eisenberg

2316 NE Mason St.

Portland, OR 97211

File No. 556094AM

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### STATUTORY WARRANTY DEED

**Susan Kay Kenney,**

Grantor(s), hereby convey and warrant to

**Russell Eisenberg and Kellie Cherie Eisenberg, as Tenants by the Entirety,**

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 portion of Lots 1 and 2 in Block 7, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:**

**Beginning at the Northerly corner of Lot 1, Block 7 of First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of Eighth Street 55 feet; thence Southwesterly at right angles to Eighth Street, 70 feet; thence Northwesterly, parallel with Eighth Street, 55 feet; thence Northeasterly along the Southeasterly line of Doty Street 70 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$145,000.00.

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 24 day of August, 2022.

Susan Kay Kenney  
Susan Kay Kenney

State of Oregon } ss  
County of Clackamas

On this 24 day of August, 2022, before me, Emilee Kay Newberg a Notary Public in and for said state, personally appeared Susan Kay Kenney, 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.

Emilee Kay Newberg  
Notary Public for the State of Oregon  
Residing at: Clackamas County  
Commission Expires: 9/10/2024

