



After recording return to:
Kenneth L. Mayes
1624 Portland Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Kenneth L. Mayes
1624 Portland Street
Klamath Falls, OR 97601

File No.: 7161-3970808 (SA)
Date: July 08, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dustin C. Rusbarsky and Carla W. Moyer, with rights of survivorship, each as to an undivided 50% interest, Grantor, conveys and warrants to **Kenneth L. Mayes**, 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 **\$235,000.00**. (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.

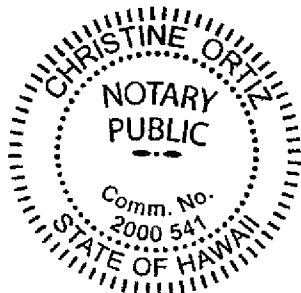
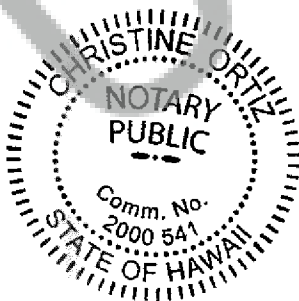
Dated this 21st day of August, 2022

Dustin C. Rusbarsky
Dustin C. Rusbarsky

Carla W. Moyer
Carla W. Moyer

STATE OF Hawaii)
County of Mauai) ss.

This instrument was acknowledged before me on this 21st day of August, 2022
by **Dustin C. Rusbarsky and Carla W. Moyer.**



Christine Ortiz
Christine Ortiz

Notary Public for State of Hawaii
My commission expires: October 22, 2024

Doc Date: <u>8/21/22</u>	# Pages: <u>3</u>
Notary Name: Christine Ortiz	Second Circuit
Doc Description: <u>Warranty deed</u>	Stamp of Seal
Notary Signature: <u>[Signature]</u>	Date: <u>8/26/22</u>

EXHIBIT A

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

LOT 7, IN BLOCK 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, TOGETHER WITH THE EASTERLY 1/2 OF VACATED ALLEY ADJACENT THERETO, AND THAT PART OF LOT 6, IN BLOCK 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, 39.1 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON SOUTH LINE OF PORTLAND STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF LOT 6, SAID POINT BEING 27.8 FEET EAST OF SOUTHWEST CORNER OF LOT 6; THENCE WEST 27.8 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH ALONG THE WEST LINE OF LOT 6 TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE A DISTANCE OF 39.1 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM A STRIP OF LAND 4 FEET IN WIDTH ALONG THE EAST BOUNDARY OF SAID TRACT AND EXTENDING SOUTH A DISTANCE OF 98.3 FEET FROM PORTLAND STREET.

NOTE: This legal description was created prior to January 01, 2008.