

558502 AM / FNT 6022205681

**GRANTOR'S NAME:**  
Dolores Hall

**GRANTEE'S NAME:**  
George Liblin

**AFTER RECORDING RETURN TO:**  
**Order No.:** 6022205681-SW  
George Liblin  
4128 Meadows Drive  
Klamath Falls, OR 97603

**SEND TAX STATEMENTS TO:**  
George Liblin  
4128 Meadows Drive  
Klamath Falls, OR 97603

APN: R553136  
4128 Meadows Drive, Klamath Falls, OR 97603

**2022-011037**  
**Klamath County, Oregon**  
09/12/2022 01:48:01 PM  
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Dolores Hall**, Grantor, conveys and warrants to **George Liblin**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 4 in Block 10, Tract 1026 THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS **(\$360,000.00)**. (See ORS 93.030).

6. Taxes assessed under Code No. Account No. Map No. 3909-011CA-06100

The 2022-2023 Taxes: A lien not yet due or payable.

7. Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Drainage

8. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.

9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The California Oregon Power Company, a California Corporation

Recorded: May 2, 1931

Instrument No.: 95, page 177

10. Restrictions as shown on the official plat of said land.

11. Building setbacks as shown on the official plat of said land.

12. Public utilities as shown on the official plat of said land.

13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: November 29, 1971

Instrument No.: M71, page 12500

# STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-2-22

Dolores Hall  
Dolores Hall

State of Oregon  
County of Idematin

This instrument was acknowledged before me on 9/2/22 by Dolores Hall.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/23/26

