

2022-011364

Klamath County, Oregon



09/20/2022 01:28:58 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

City Recorder  
500 Klamath Avenue  
Klamath Falls, OR 97601

**GRANTOR:**

City of Klamath Falls  
500 Klamath Avenue  
Klamath Falls, OR 97601

**GRANTEE:**

O'Daniels  
1601 Wilford Ave  
Klamath Falls, OR 97601

**TAX STATEMENTS:**

Until requested otherwise,  
send all tax statements to:  
O'Daniels  
1601 Wilford Avenue  
Klamath Falls, OR 97601

**WARRANTY DEED**

[Statutory]

THE CITY OF KLAMATH FALLS, an Oregon municipal corporation, hereinafter called Grantor, conveys and warrants to Gary O'Daniels and Denise O'Daniels, hereinafter called Grantees, all real property rights to land situated in Klamath County, State of Oregon, described as:

Lots 4 S ½ and all of Lot 5/Block 13/Fairview Addition

and covenants that Grantor is the owner of the above-described property free of all encumbrances except those of record and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

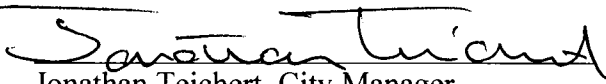
The true and actual consideration paid for such transfer, stated in terms of dollars is Two Thousand Five Hundred and 00/100 Dollars (\$2,500).

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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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 \_\_\_\_\_ day of September 2022.

**GRANTOR**

CITY OF KLAMATH FALLS

  
Jonathan Teichert, City Manager

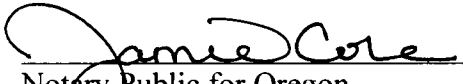
ATTEST:

  
Nickole Barrington, City Recorder

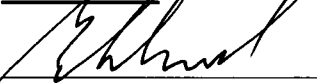
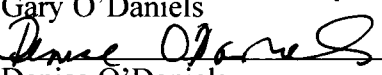
STATE OF OREGON           )  
  )ss.  
County of Klamath         )

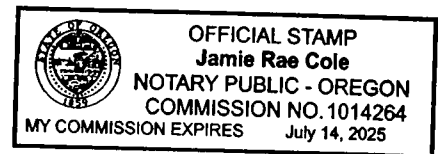
On the 20<sup>th</sup> day of September 2022, personally appeared Jonathan Teichert and Nickole Barrington, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that the instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:

  
Notary Public for Oregon  
My Commission Expires: 7/14/2025

**GRANTEE**

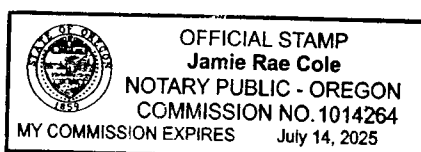
  
Gary O'Daniels  
  
Denise O'Daniels



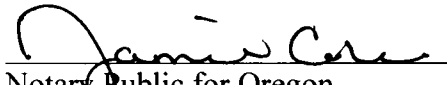
Gary O'Daniels and Denise O'Daniels hereby accept the above described property from the City of Klamath Falls this 15<sup>th</sup> day of September 2022.

STATE OF OREGON           )  
  )ss.  
County of Klamath         )

On the 15<sup>th</sup> day of September 2022, personally appeared Gary O'Daniels and Denise O'Daniels, who, being first duly sworn, did acknowledge that this instrument was signed by their voluntary act and deed.



BEFORE ME:

  
Notary Public for Oregon  
My Commission Expires: 7/14/2025