



2022-012949
Klamath County, Oregon
11/01/2022 11:12:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randy Butler and Jackie Butler

5827 Valley Ct

Klamath Falls, OR 97603

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

Randy Butler and Jackie Butler

5827 Valley Ct

Klamath Falls, OR 97603

File No. 556160AM

STATUTORY WARRANTY DEED

Teresa Michaelis,

Grantor(s), hereby convey and warrant to

Randy Butler and Jackie Butler, 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 parcel of land situate in Lot 10, Block 2, of Resubdivision of Tracts 2B and 3, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West end of Lot 10 that is 130 feet South 0°20' West of the Northwest corner of Lot 9, Block 2 of Resubdivision of Tracts 2B and 3, HOMEDALE, thence South 0°20' West along the West end of Lot 10, 93.1 feet, more or less, to the Southwest corner of Lot 10, thence South 43°30' East a distance of 192.9 feet, more or less, along the Southerly side of Lot 10, thence North 29°02' East a distance of 93.1, more or less, thence North 49°29' East a distance of 233.4 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$195,000.00.

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:

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 28th day of Oct, 2022

Teresa Michaelis
Teresa Michaelis

State of OR } ss
County of CLATSOP }

On this 28th day of Oct, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Teresa Michaelis, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Clatsop Co.
Commission Expires: 7-29-25

