

AFTER RECORDING RETURN TO:

Virender Kumar
35 N. Central Ave.
Medford, OR 97501

SEND TAX STATEMENTS TO:

Virender Kumar
35 N. Central Ave.
Medford, OR 97501

2022-013073

Klamath County, Oregon

11/04/2022 02:15:02 PM

Fee: \$87.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JASON C. McCLUNG and ABBIE RUSTH McCLUNG, husband and wife, Grantors, do hereby grant, bargain, sell and convey unto VIRENDER KUMAR, Grantee, and Grantee's heirs, successors and assigns, the following described real property in Klamath County, State of Oregon, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

A portion of Lots 3 and 4 of Block 15, Original Town of Linkville, now City of Klamath Falls, to wit:

Beginning at a point on the Northerly line of Main Street (which is the Southerly line of Lot 4 in Block 15 of original Town of Linkville, now City of Klamath Falls) which is 60 feet Easterly from the most Southerly corner of said Lot 4;

Thence Easterly along the Northerly line of Main Street and the Southerly line of Lots 3 and 4 of said Block 15 to a point which is 20 feet Westerly from the most Easterly corner of said Lot 3;

Thence Northerly parallel to Sixth Street 120 feet to the Northerly line of Lot 3;

Thence Westerly along the Northerly line of Lots 3 and 4 to a point 60 feet Easterly from the most Westerly corner of Lot 4;

Thence Southerly and parallel to Sixth Street 120 feet to the point of beginning, constituting all of said Lot 3, excepting the Easterly 20 feet thereof and all of Lot 4, except the Westerly 60 feet thereof.

Property ID No.: R412770

Map Tax Lot No.: 3809-032AB-05900

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

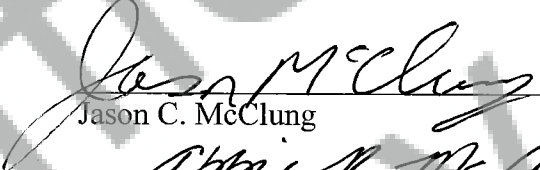
TO HAVE AND TO HOLD THE SAME unto Grantees and Grantee's heirs, successors and assigns forever.


The true and actual consideration paid for this transfer, stated in terms of dollars, is \$200,000.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of November, 2020.


Jason C. McClung


Abbie Rusth McClung

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of November, 2020, by Jason C. McClung and Abbie Rusth McClung, who personally appeared.


NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/04/2022

