



2022-013498

Klamath County, Oregon

11/18/2022 02:41:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raymond Bennett

5209 Sunnyside Dr.

Klamath Falls, OR 97601

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

Raymond Bennett

5209 Sunnyside Dr.

Klamath Falls, OR 97601

File No. 568981AM

STATUTORY WARRANTY DEED

Nola LaVonne Perkins and Gayle Jean Shaum, not as Tenants in Common, but with right of Survivorship,

Grantor(s), hereby convey and warrant to

Raymond Bennett,

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 portion of Lots 7 and 8, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Erie Street North 48°18' East 100.4 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence North 48°18' East along the Southeasterly line of Erie Street 38.0 feet; thence North 64°10' East 11.7 feet also along the Southeasterly line of Erie Street; thence South 41°42' East parallel to the Alameda 96.8 feet; thence South 48°18' West parallel to Erie Street 50.0 feet; thence North 41°42' West parallel to the Alameda 100 feet to the point of beginning.

The true and actual consideration for this conveyance is \$135,000.00.

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 15th day of November, 2022

X Nola Lavonne Perkins
Nola Lavonne Perkins

Gayle Jean Shaum
Gayle Jean Shaum

State of Arizona } ss
County of Pinal }

On this 15 day of November 2022, before me, LORNA W. Hale a Notary Public in and for said state, personally appeared Nola Lavonne Perkins and Gayle Jean Shaum, 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.

Lorna W Hale
Notary Public for the State of Arizona
Residing at: Mesa
Commission Expires: 3-13-26

