

Oakes Law

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2022-013564
Klamath County, Oregon



11/21/2022 02:22:34 PM

Fee: \$82.00

After Recording, Return To:

Daniel L. Graves and Beverly G. Graves
323 Yuba Court
Fairbanks, AK 99712

Mail Tax Statements To:

Daniel L. Graves and Beverly G. Graves
323 Yuba Court
Fairbanks, AK 99712

STATUTORY WARRANTY DEED

DELORIS M. ALLEN, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO DANIEL L. GLAVES and BEVERLY G. GLAVES, the GRANTEEES, as husband and wife, with rights to survivorship, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Tract 7 in IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom that portion thereof conveyed to the State of Oregon by deed recorded in Volume 272, page 99, Deed Records of Klamath County, Oregon.

More commonly known as 4846 Tingley Lane, Klamath Falls, Oregon.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$7,500.00.

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.

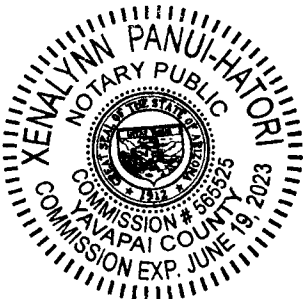
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15 day of November, 2022.

DELORIS M. ALLEN

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me on this NOV 15, 2022, by DELORIS M. ALLEN.



NOTARY PUBLIC
My Commission Expires: 6-19-2023