



**2022-013822**  
**Klamath County, Oregon**  
11/30/2022 08:31:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nolan Joseph Napier

P.O. Box 1361

Chiloquin, OR 97624

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

Nolan Joseph Napier

P.O. Box 1361

Chiloquin, OR 97624

File No. 566073AM

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### STATUTORY WARRANTY DEED

**Diana Chambers,**

Grantor(s), hereby convey and warrant to

**Nolan Joseph Napier,**

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:

**Lot 3 in Block 1, HOYTS ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Together with a perpetual right and easement over and across Lot 6 in Block 1 of Hoyt's Addition to Fort Klamath, Klamath County, Oregon, for the purpose of obtaining water from artesian well located thereon, and conveying same by pipe lines to the property herin conveyed for the benefit of and to be appurtenant to said Lot 3 in Block 1 of Hoyt's Addition to Fort Kalmath, Klamath County, Oregon.**

**AND TOGETHER WITH that portion of vacated alley as vacated by County Commissioners Order 92-268, recorded June 5, 1992 in Volume M92, Page 12271, and County Commissioners Order 93-082, recorded January 7, 1993 in Volume M93, page 581, as inured thereto.**

The true and actual consideration for this conveyance is \$40,000.00.

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 29th day of Nov., 2022

Diana Chambers

Diana Chambers

State of OR } ss  
County of Klamath }

On this 29th day of Nov., 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Diana Chambers, 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: Klamath Co.  
Commission Expires: 7-29-25

