

2023-000653

Klamath County, Oregon

01/31/2023 11:51:01 AM

Fee: \$87.00

Return To:



After Recording Return to:

Kevin Pohl

801 64th Street South Lot 81A

St. Petersburg, FL 33707

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

(same as above)

File No. DE18750/574535AM

STATUTORY WARRANTY DEED

Angela Rose Russell,

herein called grantor, convey(s) and warrant(s) to

Kevin Pohl,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

The North 70.5 feet of Lot 15, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded July 1, 1965, Volume 362, page 563, Deed Records of Klamath County, Oregon.

(Account #65896, Account #545878,)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$63,409.00.**

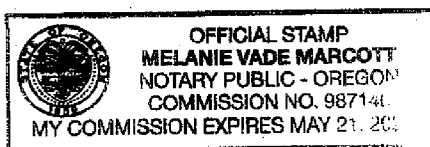
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: Jan 30, 2023

By: Angela Rose Russell
Angela Rose Russell

STATE OF OREGON, County of Klamath ss.

On January 30, 2023, personally appeared the above named **Angela Rose Russell** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Melanie Marcott

Notary Public for Oregon

My commission expires:

May 21st 2023.