

2023-003127

Klamath County, Oregon



00314110202300031270040044

04/26/2023 10:44:37 AM

Fee: \$97.00

Prepared By:

Tanya Sellers
6510 S. 6th ST #262
Klamath Falls, Oregon
97603

After Recording Return To:

Tanya Sellers
6510 S. 6th St. #262
Klamath Falls , Oregon
97603

**Until a Change is Requested,
All Tax Statements Shall be Sent To:**

Tanya Sellers
6510 S. 6th St. #262
Klamath Falls , Oregon
97603

Space Above the Line Intentionally Left Blank for Recorder's Use

GENERAL WARRANTY DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Durley Scott Sellers, a married individual, residing at 5136 S. 6th St., Klamath Falls , Oregon, 97603.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Tanya Sellers, a married individual, residing at 6510 S. 6th ST. #262, Klamath Falls, Oregon, 97603 (hereinafter the "Grantee(s)"), the following described real estate free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Lot 108 and 109, block 70, Fifth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: R-3611-003C0-02200-000;
R-3611-003C-02300-000

TOGETHER with all and singular the rights, tenements, hereditaments, appurtenances, and improvements belonging or in anywise appertaining thereto (the "Property").

TO HAVE AND TO HOLD, the Property unto the Grantee(s), their heirs, successors, and assigns forever in fee simple.

AND the Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), their heirs, successors, and assigns that Grantor(s) are lawfully seized in fee simple of the Property; and that Grantor(s), their heirs, executors, and administrators shall warrant and defend the Property unto the Grantee(s), their heirs, successors, and assigns forever against the lawful claims of all persons.

AND 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.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this General Warranty Deed as of .

 Date 04-23-2021

Grantor's Signature

Durley Scott Sellers

5136 S. 6th St., Klamath Falls , Oregon, 97603

NOTARY ACKNOWLEDGMENT

State of Oregon)

County of Klamath)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Durley Scott Sellers, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of Apr, 2023.

Deborah Torrie

(SEAL)

Notary Public

My Commission Expires: March 21st 2025

