



2023-004200
Klamath County, Oregon
06/02/2023 09:06:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jason R. Elliott
1815 Esplanade Ave.
Klamath Falls, OR 97601

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

Jason R. Elliott
1815 Esplanade Ave.
Klamath Falls, OR 97601
File No. 589711AM

STATUTORY WARRANTY DEED

John A. Tyrrell,

Grantor(s), hereby convey and warrant to

Jason R. Elliott,

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:

The Northeasterly one-half of Lots 12 and 13 in Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, to wit:

Beginning at an iron axle with pinion on the line between Lots 11 and 12 in Block 26, Hot Springs Addition, which point is 75 feet North 37 ° 40' East from the most Westerly corner of Lot 12 and which point is also 76.15 feet North 37 ° 40' East from the cross on the sidewalk and running thence; South 52 ° 20' East, parallel to the Southwesterly line of Lot 12 and its extension, a distance of 80.7 feet to an iron axle with pinion which lies on the Westerly right of way line of Esplanade Street 1 foot at right angles Westerly from the edge of the sidewalk; thence North 26 ° 08' East along the Westerly right of way line of Esplanade Street a distance of 76.65 feet to a 5/8 inch iron pin which lies on the alley line 1 foot from the sidewalk; thence North 52 ° 20' West along the alley line a distance of 65.1 feet to a 5/8 inch iron pin, which marks the most Northerly corner of Lot 12 in Block 26, Hot Springs Addition to Klamath Falls, Oregon; thence South 37 ° 40' West along the line between Lots 11 and 12 in Block 26, a distance of 75 feet, more or less, to the point of beginning, said tract being the Northeasterly half of Lots 12 and 13 in Block 26, Hot Springs Addition to Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$220,000.00.

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:

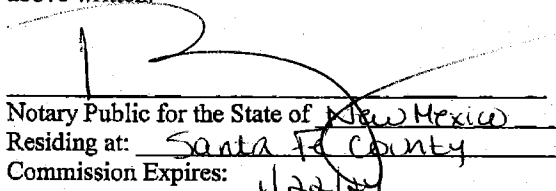
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 31 day of May, 2023


John A. Tyrrell

State of New Mexico } ss
County of Santa Fe }

On this 31 day of May, 2023, before me, Patricia Fresquez-Hernandez a
Notary Public in and for said state, personally appeared John A. Tyrrell, 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.


Notary Public for the State of New Mexico
Residing at: Santa Fe County
Commission Expires: 1/22/24

