



2023-004686  
Klamath County, Oregon  
06/20/2023 10:43:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alexander X. Hutchins and Patricia K. Brown and  
Jacquie B. Smith

635 N 11th St

Klamath Falls, OR 97601

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

Alexander X. Hutchins and Patricia K. Brown and  
Jacquie B. Smith

635 N 11th St

Klamath Falls, OR 97601

File No. 591825AM

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### STATUTORY WARRANTY DEED

**Kyle Carlisle and Melanie Olson, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Alexander X. Hutchins and Patricia K. Brown and Jacquie B. Smith, with right of survivorship,**

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:

**A portion of Lots 5 and 6, Block 60, NICHOLS ADDITION to the Town of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:**

**Beginning at the most Westerly corner of Lot 5, Block 60, NICHOLS ADDITION to the town of Linkville, now City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Eleventh Street 40 feet; thence Northeasterly at right angles to Eleventh Street 130 feet; thence Northwesterly parallel with Eleventh Street 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street to the point of beginning.**


The true and actual consideration for this conveyance is \$253,000.00.

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:

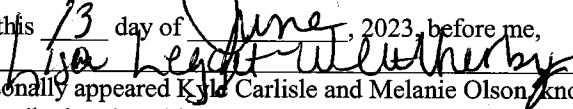
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of June, 2023

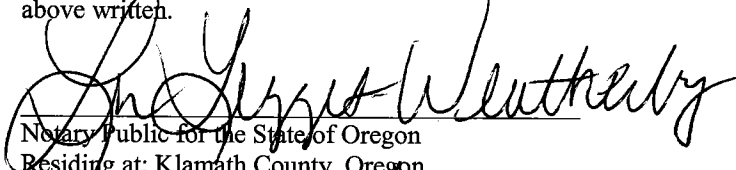
  
Kyle Carlisle

  
Melanie Olson

State of Oregon } ss  
County of Klamath }

On this 13 day of June, 2023, before me,  
  
a Notary Public in and for said state,  
personally appeared Kyle Carlisle and Melanie Olson, 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 Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10/1/2023

