



2023-004871
Klamath County, Oregon
06/26/2023 10:26:02 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Peter Walton

4771 Bayou Blvd. Ste. 161

Pensacola, FL 32503

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

Peter Walton

4771 Bayou Blvd. Ste. 161

Pensacola, FL 32503

File No. 577858AM

STATUTORY WARRANTY DEED

Steven D. Lowell,

Grantor(s), hereby convey and warrant to

Peter Walton,

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:

See Attached Exhibit 'A'

Together with Exhibit 'B'

The true and actual consideration for this conveyance is \$70,000.00.

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 24 day of May, 2023

Steven D. Lowell
Steven D. Lowell

State of Oregon } ss
County of Klamath }

On this 24 day of May, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Steven D. Lowell, 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.

M Cook

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

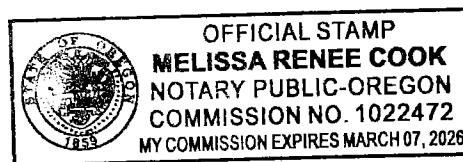


EXHIBIT 'A'

File No. 577858AM

Beginning on the Southwesterly line of East Main Street at a point distant 15 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence in a Southwesterly direction to a point in the South line of Lot 29 in said Block 14, distant 14 feet West from the Southeast corner thereof; thence continuing on said line to the intersection with a line running East and West, parallel with and 16 feet South of the North line of Lot 26 in said Block 14; thence West on the last said line to the East line of Richmond Street; thence South 17 feet along the East line of Richmond Street; to a point 8 feet South of the Northwest corner of Lot 25; thence East on a line parallel to the North line of Lot 25 in said Block 14, a distance of 79.68 feet; thence Northeasterly on a line that is at right angles to East Main Street, 92.75 feet to a point in the Southwesterly line of East Main Street, which point is 69 feet Southeasterly from the most Northerly corner of Lot 28; thence Northwesterly on the East line 54 feet to the point of beginning.

EXHIBIT B

TOGETHER WITH a non-exclusive easement for ingress and egress over the west half of the south half of Lot 25, more or less, in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, in order to have and maintain adequate and sufficient access from Richmond Street to the back of the building on Grantee's parcel.

SUBJECT TO and reserving unto Grantor, his heirs, successor and assigns, a non-exclusive easement for ingress and egress over the west half of the south half of Lot 26, more or less, and the west half of the north half of Lot 25, more or less, in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, in order to have and maintain adequate and sufficient access from Richmond Street to the back of the building on the adjacent parcel south of Grantee's parcel.