



2023-005423
Klamath County, Oregon
07/03/2023 02:23:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Iqbal Singh

1710 Oregon AVE

Klamath Falls, OR 97601

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

Iqbal Singh

1710 Oregon AVE

Klamath Falls, OR 97601

File No. 595579AM

STATUTORY WARRANTY DEED

Mukesh Sharma and Mandip Singh, not as Tenants in Common but with rights of survivorship

Grantor(s), hereby convey and warrant to

Mandip Singh and Iqbal Singh, as tenants in common

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 Easterly 14 feet of Lot 68 and all of Lot 69, Roselawn, Subdivision of Block 70 Buena Vista Addition to the City of Klamath Falls, Oregon, including the portion of vacated Oregon Avenue lying between the first alley South of Roseway Drive and St. Francis Street on the Westerly side of Oregon Avenue. Also including the South one-half of the alley adjoining the property on the North as vacated in Deed Volume 307, page 405, recorded December 10, 1958.

The true and actual consideration for this conveyance is \$100,000.00.

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:

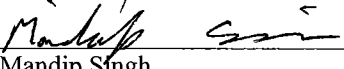
2023-2024 Real Property Taxes, a lien not yet due and payable

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 3 day of July, 2023



Mukesh Sharma

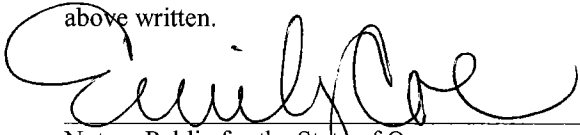


Mandip Singh

State of Oregon } ss
County of Klamath }

On this 3 day of July, 2023, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Mukesh Sharma and Mandip Singh, 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 Falls OR
Commission Expires: 9/27/2025

