



2023-006650
Klamath County, Oregon
08/04/2023 03:04:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert James Williams and Vickie Eileen Williams
3426 Anderson Ave
Klamath Falls, OR 97603

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

Robert James Williams and Vickie Eileen Williams
3426 Anderson Ave
Klamath Falls, OR 97603
File No. 599044AM

STATUTORY WARRANTY DEED

Eden L. Robison,

Grantor(s), hereby convey and warrant to

Robert James Williams and Vickie Eileen Williams, as Tenants by the Entirety,

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 Tract 33, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of Tract 33 of ALTAMONT SMALL FARMS, said point being 107 feet distant from the Northwest corner of said tract, and running thence South 88° 46' East along the said Northerly boundary of said Tract, 107 feet; thence South 0° 11' West 200 feet, more or less, to a point in the Southerly boundary of said tract; thence North 88° 46' West along the Southerly boundary of said Tract, 107 feet; thence North 0° 11' East 200 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$225,000.00.

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.

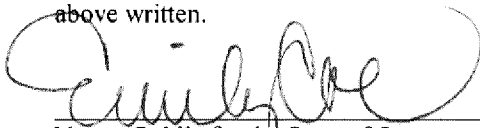
Dated this 2 day of August, 2023


Eden L. Robison

State of Oregon } ss
County of Klamath }

On this 2 day of August, 2023, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Eden L. Robinson, 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

