



2023-008096
Klamath County, Oregon
09/15/2023 01:57:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Connor MacArthur
1851 Manzanita St
Klamath Falls, OR 97601

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

Connor MacArthur
1851 Manzanita St
Klamath Falls, OR 97601
File No. 603088AM

STATUTORY WARRANTY DEED

Arlene K. Ninneman,

Grantor(s), hereby convey and warrant to

Connor MacArthur,

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:

All of Lot 22 and that portion of Lot 23 in Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, 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 the Southwesterly corner of said Lot 23, thence Northeasterly along the Northerly boundary of Manzanita Street, 4 feet to a point; thence Northwesterly and parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said Southwesterly line of said lot to the point of beginning.

The true and actual consideration for this conveyance is \$245,000.00.

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 14 day of September, 2023.

Arlene K. Ninneman BY David Ninneman, AS HER ATTORNEY IN FACT
Arlene K. Ninneman by David Ninneman, as her Attorney in Fact

State of California} ss.
County of _____ }

On this _____ day of September, 2023, before me, _____ a Notary Public in and for said state, personally appeared David Ninneman known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Arlene Ninneman, and acknowledged to me that he/she/they subscribed the name of Arlene Ninneman as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

SEE ATTACHMENT

Notary Public for the State of California
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE

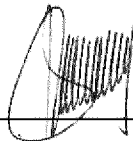
On SEPTEMBER 14, 2023 before me, AIDA SHALOW, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DAVID NINNEMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

