



2023-008138
Klamath County, Oregon
09/18/2023 12:50:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robbi Crain
1026 Hanks St
Klamath Falls, OR 97601

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

Robbi Crain
1026 Hanks St
Klamath Falls, OR 97601
File No. 604354AM

STATUTORY WARRANTY DEED

Robert H. Redderson and Deborah S. Redderson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Robbi Crain,

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:

**Lot 4, Block 6, BUENA VISTA 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.**

**Also, that portion of Lot 7 in Block 6 of BUENA VISTA ADDITION to the City of Klamath Falls, more
particularly described as follows:**

**Beginning at a point on the Northerly line of Buena Vista Street at the intersection of the Northerly line of
Buena Vista Street and the line between Lots 7, 9 and 10 in said Block 6; thence Northwesterly along the
line between Lots 7, 9 and 10, 87 feet, more or less, to the Northerly line of Lot 7; thence Southwesterly
along the Northerly line of said Lot 7, 45 feet to the true point of beginning of the tract to be herein
described; thence Southeasterly and parallel to the line between said Lots 7, 9 and 10 to the North line of
Buena Vista Street; thence Southwesterly along the North line of Buena Vista Street to a point of
intersection of a line between Lots 4 and 5 of said Block 6, if extended, would intersect the North line of
Buena Vista Street; thence Northwesterly, 38 feet more or less, along said line between said Lots 4 and 5 if
extended, to the Northerly line of Lot 7; thence Northeasterly along the North line of Lot 7 to the true point
of beginning.**

The true and actual consideration for this conveyance is \$295,000.00.

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 18th day of Sep, 2023

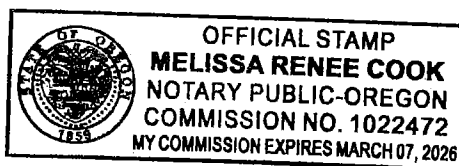
Robert H. Redderson
Robert H. Redderson

State of Oregon } ss
County of Klamath }

On this 18 day of September, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Robert H. Redderson, 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.

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





Deborah S. Redderson

State of Oregon } ss
County of Klamath }

On this 12th day of September, 2023, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Deborah S. Redderson, 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
Commission Expires: 5/18/2025

