



2023-008674
Klamath County, Oregon
10/05/2023 03:44:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eric Abney
23110 Bliss Rd
Sprague River, OR 97639

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

Eric Abney
23110 Bliss Rd
Sprague River, OR 97639
File No. 604584AM

STATUTORY WARRANTY DEED

Doll Singh,

Grantor(s), hereby convey and warrant to

Eric Abney,

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 parcel of land located in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of Lot 7, Block 2, of Tract 1114, a Klamath County Subdivision, being more particularly described as follows:

Beginning at the Southeast corner of Lot 7, Block 2, Tract 1114; thence North 25°10'50" East 66.30 feet; thence West 600.78 feet; thence North 0°35'53" East 393.70 feet to the Southeast corner of Lot 5, Block 2; thence along the lot line common to Lots 5 and 7 North 89°54'36" West 661.48 feet, more or less, to the most Southerly Northwest corner of Lot 7 and the Southwest corner of Lot 5; thence South 0°32'23" West 454.43 feet, more or less, to the Southwest corner of said Lot 7; thence East along the South line of Lot 7 1233.59 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$235,000.00.

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 4 day of October 2023

Doll Singh
Doll Singh

State of Oregon) ss
County of Klamath)

On this 4 day of Oct, 2023, before me, ATTILA CSUPO a Notary Public in and for said state, personally appeared Doll 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
Commission Expires: 3/2/25

