



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
James Hay and Lindsey Hay
1742 Logan St.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
James Hay and Lindsey Hay
1742 Logan St.
Klamath Falls, OR 97603
File No. 656375AM

STATUTORY WARRANTY DEED

Troy Graves,
Grantor(s), hereby convey and warrant to

James Hay and Lindsey Hay, 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:

Lot 7, Block 6, Dixon Addition to the City of Klamath Falls, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.

Together with the West Half of that portion of Vacated Alley by Ordinance No. 97-3, recorded
March 27, 1997 in Book M97, Page 9017, Adjoining Lot 7, Block 6 Dixon Addition to the City of
Klamath Falls, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.

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:

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: November 12, 2024



Troy Graves

State of Wyoming } ss
County of Laramie }

On this 13 day of November, 2024, before me, Mary Susan Cook, a Notary Public in and for said state, personally appeared Troy Graves, 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.

Mary Susan Cook
Notary Public for the State of Wyoming
Residing at: Chuyerna
Commission Expires 6-13-2029

