

2024-010833

Klamath County, Oregon

12/16/2024 10:11:01 AM

Fee: \$92.00

Recordation Requested By/Return to:

PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 102428212

Send Tax Notices to:

RANDY SHRIVER
83 12th Street
Paso Robles, CA 93446

WARRANTY DEED

THIS DEED executed this 11th day of December, 2024, for consideration in the amount of **One Hundred Thousand and 00/100 Dollars (\$115,000.00)**, receipt of which is hereby acknowledged, I (we) **BENJAMIN TODD LIGHT**, hereby conveys and warrants to **RANDY SHRIVER**, the following described real property in **KLAMATH** County, State of Oregon, free of encumbrances except as specifically set forth herein, to wit:

The following described real property situate in the County of Klamath, State of Oregon, being portions of Lots 2 and 3, Block 16, First 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, being more particularly described as follows:

Beginning at a 1/2" iron pin set on the Northwesternly line of said Lot 3; said pin being South 51 degrees 01' 18" East, 60.00 feet and North 38 degrees 42' 11" East, 119.31 feet from the 3/4" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence continuing North 38 degrees 42' 11" East a distance of 69.53 feet to a 1/2" iron pin on the Northwesternly line of said Lot 2; thence leaving said Northwesternly line, South 51 degrees 17' 49" East a distance of 60.00 feet to a 1/2" iron pin; thence South 38 degrees 42' 11" West a distance of 50.00 feet to a 1/2" iron pin; thence North 51 degrees 17' 49" West a distance of 5.18 feet to a 1/2" iron pin; thence South 38 degrees 42' 17" West a distance of 19.77 feet to a 1/2" iron pin; thence North 51 degrees 02' 47" West a distance of 54.81 feet to the point of beginning.

Excepting Therefrom: Beginning at a 1/2" iron pin set on the Northwesternly line of said Lot 2; said pin being South 51 degrees 01' 18" East, 60.00 feet and North 38 degrees 42' 11" East, 188.84 feet from the 3/4" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence South 51 degrees 17' 49" East 60.00 feet to a 1/2" iron pin; thence South 38 degrees 42' 11" West 6.2 feet to a point; thence Northwesternly in a straight line to a point on the Northwesternly line of said Lot 2, said point being 8.1 feet Southwesterly from the point of beginning; thence North 38 degrees 42' 11" East 8.1 feet to the point of beginning.

APN: R368391

Property Address: 826 MT WHITNEY STREET, KLAMATH FALLS, OR 97601

This instrument was prepared without the benefit of a title examination.

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The true and actual consideration for this transfer is: \$ 115,000.00

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

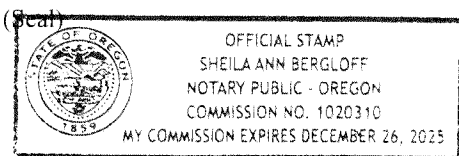
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS the hands and seal of said Grantors this 11th day of December.

Benjamin Todd Light
BENJAMIN TODD LIGHT

STATE OF OREGON)
)
COUNTY OF Klamath SS.

I, Sheila Ann Bergloff hereby certify that **BENJAMIN TODD LIGHT**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 11th day of December, A.D., 20 24.



Sheila Ann Bergloff
Notary Public

This Instrument Prepared By:
THOMAS ALLGOOD OR Bar No. 226788
o/b/o BC LAW FIRM, P.A.
1521 CONCORD PIKE SUITE 301
WILMINGTON, DE 19803