

2025-001724

Klamath County, Oregon

After recording return to:
Anthony L. Rose
2925 Spinaker Isle N
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Anthony L. Rose
2925 Spinaker Isle N
Klamath Falls, OR 97601



00339463202500017240010017

03/10/2025 04:07:51 PM

Fee: \$82.00

DEED

Anthony L. Rose, Grantor, hereby conveys to

Anthony L. Rose, Grantee, the following described real property in the County of Klamath and State of Oregon, free from encumbrances except as specifically set forth herein:

Parcel 2 of "Land Partition 40-22", said parcel being a replat of Lots 36 and 40, Block 18 of "2nd Railroad Addition to the City of Klamath Falls, situated in the SW 1/4 NW1/4 and the NE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$ 0.00.

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 this 13 day of February, 2025.

Anthony L. Rose

State of Oregon

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County of Klamath

On this 13 day of February, 2025, before me, Megan Green, a Notary Public in and for said state, personally appeared Anthony L. Rose, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed the same.

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

Notary Public for the State of Oregon

My commission expires: October 6, 2028

