



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003218

Klamath County, Oregon

04/30/2025 03:20:01 PM

Fee: \$87.00

After recording return to:

Toby Munroe

1796 Thomas Rd.

Medford, OR 97501

Until a change is requested all tax statements shall be

sent to the following address:

Toby Munroe

1796 Thomas Rd.

Medford, OR 97501

File No. 1000402

### STATUTORY WARRANTY DEED

**Monica Yates**, Grantor(s), hereby convey and warrant to

**Toby Munroe**,

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:

**All that portion of Lots 5 and 6 in Block 21, INDUSTRIAL 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, more particularly described as follows:**

**Beginning at the most Easterly corner of Lot 5 in said Block 21, thence Southwesterly along a line between Lots 5 and 4 in said Block a distance of 50 feet, thence Northwesterly parallel with Martin Street a distance of 50 feet to the line between Lots 6 and 7 in said Block, thence Northwesterly along said line between Lots 6 and 7 to the Southwesterly line of Division Street, thence Southeasterly along said line of Division Street 50 feet to the point of beginning.**

**The true and actual consideration for this conveyance is \$116,000.00.**

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:

Real property taxes due, if any, but not yet 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.

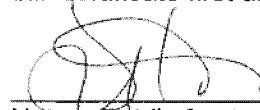
Dated: 4-29-25

  
Monica Yates

State of Washington } ss  
County of Klickitat

On this 29 day of April, 2025, before me, Shenna Hankin, a Notary Public in and for said state, personally appeared Monica Yates, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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 Washington  
Residing at: White Salmon  
Commission Expires: 11/21/2028

