



2025-003386
Klamath County, Oregon
05/07/2025 09:31:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
The City of Klamath Falls
500 Klamath AVE
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
The City of Klamath Falls
500 Klamath AVE
Klamath Falls, OR 97601
File No. 672993AM

STATUTORY WARRANTY DEED

Douglas Allen Clark,

Grantor(s), hereby convey and warrant to

The City of Klamath Falls,

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:

The Easterly 50 feet of Lots 1 and 2, Block 5, Williams Addition to the City of Klamath Falls, Oregon, 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 \$5,500.00.

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: April 18, 2025

Douglas Allen Clark

Douglas Allen Clark

State of Florida

County of Duval

On this 6th day of May 2025, before me, Lola Denise Strickland the undersigned, a Notary Public in and for said state, personally appeared Douglas Allen Clark, 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.

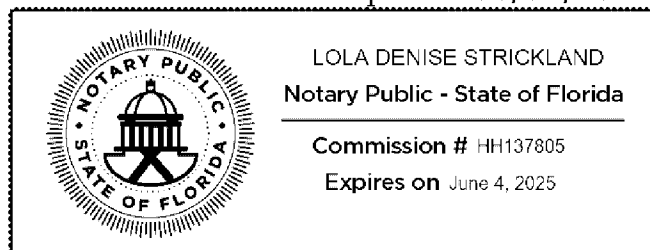
Lola Denise Strickland

Lola Denise Strickland

Notary Public for the State of Florida

Residing at: Duval

Commission Expires: 06/04/2025



Provided OR DRIVER LICENSE



Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2025-1

All charges have been paid for the real property that is the subject of conveyance between:

Grantor

Clark Douglas Allen

Grantee

City of Klamath Falls

Signed on (date)

4/18/25

and for consideration of

\$ 5,500

Assessor's signature

Date

4-18-25

The Easterly 50 feet of Lots 1 and 2, Block 5, Williams Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.