



2017-002450

Klamath County, Oregon

03/08/2017 09:35:01 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Tony J. Lemons and Diana L. Lemons, as Co-Trustees
of the Lemons Revocable Trust U/T/A dated September
18, 2015

983 Foss Dr.

Terrebonne, OR 97760

Until a change is requested all tax statements
shall be sent to the following address:

Tony J. Lemons and Diana L. Lemons, as Co-Trustees
of the Lemons Revocable Trust U/T/A dated September
18, 2015

983 Foss Dr.

Terrebonne, OR 97760

File No. 156460AM

STATUTORY WARRANTY DEED

Jesse D. Denman,

Grantor(s), hereby convey and warrant to

Tony J. Lemons and Diana L. Lemons, as Co-Trustees of the Lemons Revocable Trust U/T/A dated September 18, 2015 ,

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 16, Block 10 of Sun Forest Estates Tract 1060, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-036D0-02400-000

The true and actual consideration for this conveyance is **\$20,000.00.**

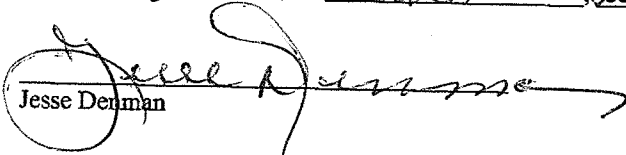
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To:

Page 2 Statutory Warranty Deed
Escrow No. 156460AM

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.

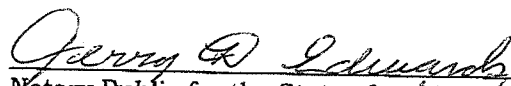
Dated this 6th day of March, 2017.


Jesse Denman

State of North Carolina } ss
County of Cumberland }

On this 6th day of March, 2017, before me, Terry D Edwards, a Notary Public in and for said state, personally appeared Jesse Denman, 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.


Notary Public for the State of North Carolina
Residing at: 1930 Club Pond Rd Raeford NC
Commission Expires: 2/22/2021

