

2017-009050

Klamath County, Oregon



00208319201700090500020029

08/11/2017 10:03:29 AM

Fee: \$47.00

Grantor's Name and Address

KEVIN M. LYNDE
PO BOX 5374
HEMET, CALIFORNIA 92544

Grantee's Name and Address

MELISSA J. LYNDE
6122 GRAYSTONE LOOP
SPRINGFIELD, OREGON 97478

After recording return to:

JAMES H. SMITH, ATTORNEY AT LAW
6915 SW MACADAM AVENUE #145
PORTLAND, OREGON 97219

Until requested otherwise, send all tax statements to:

MELISSA J. LYNDE
6122 GRAYSTONE LOOP
SPRINGFIELD, OREGON 97478

WARRANTY DEED

KNOW ALL BY THESE PRESENTS KEVIN M. LYNDE, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid MELISSA J. LYNDE, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all his right title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The West ½ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 13, Township 35 South Range 12 E.M., consisting of five acres more or less. The Southern 30 feet shall be an easement for ingress and egress.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of JULY, 2017.

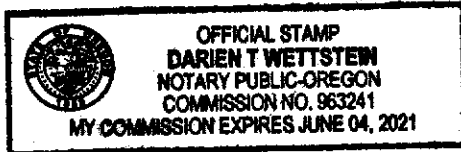
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

Kevin M. Lynde
KEVIN M. LYNDE

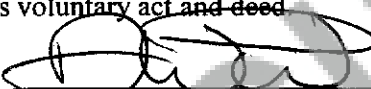
State of Oregon)
County of Lane) : ss.


[Handwritten signature]

06/04/2021



State of Oregon)
County of Lane)
Before me this July 7, 2017, personally appeared KEVIN M. LYNDE, and
acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public of Oregon
My Commission expires: 06/04/21


OFFICIAL STAMP
DARIEN T WETTSTEIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 963241
MY COMMISSION EXPIRES JUNE 04, 2021