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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2018-004147

Klamath County, Oregon



00220207201800041470020027

04/05/2018 12:55:43 PM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

DENNIS E. ANDREWS

1169 RIVER ST.

KENO, OR 97627

Grantor's Name and Address

DENNIS E. ANDREWS & BRENDA  
K. COOK-ANDREWS, 1169 RIVER  
ST. KENO, OR 97627

Grantee's Name and Address

After recording, return to (Name and Address):

DENNIS ANDREWS OR BRENDA  
COOK-ANDREWS PO Box 44  
KENO, OR 97627

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS ABOVE

## WARRANTY DEED - STATUTORY FORM

DENNIS E. ANDREWS

Grantor,  
conveys and warrants to DENNIS E. ANDREWS AND BRENDA K. COOK-ANDREWS  
(HUSBAND & WIFE), Grantee,the following described real property free of encumbrances, except as specifically set forth herein, situated in \_\_\_\_\_  
County, Oregon:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) (SEE ATTACHED)

The property is free from encumbrances, except (if none, so state): NONE

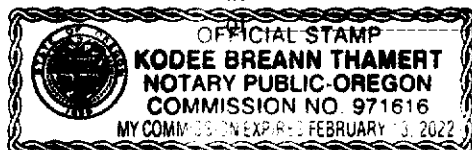
The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)DATED 4-5-18; any signature on behalf of a business or other entity is made with the  
authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 5<sup>th</sup>, 2018  
by Dennis AndrewsThis instrument was acknowledged before me on April 5, 2018  
by Brenda Cook-Andrews

as

Kodee Breann Thamert  
Notary Public for Oregon  
My commission expires February 13, 2022

Returned at Counter

1<sup>st</sup> 1559399

## STATUTORY WARRANTY DEED

**Cynthia K. Wells**, Grantor, conveys and warrants to **Dennis E. Andrews**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 29, 30 AND 31, BLOCK 1, DOTEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. LESS THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED AUGUST 12, 1985 IN BOOK M85 AT PAGE 12635.**

**AND LOT 32, BLOCK 1, DOTEN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. LESS THAT PART OF LOT 32, DOTEN, SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING 98 FEET SOUTHEAST ALONG RIVER STREET FROM THE WESTERLY CORNER OF LOT 32 IN DOTEN; THENCE NORTHEAST AND PARALLEL TO THE NORTHWESTERLY LINE OF LOT 32 TO THE KLAMATH RIVER; THENCE SOUTHEAST ALONG THE RIVER TO THE MOST EASTERLY CORNER OF LOT 32; THENCE NORTHWEST ALONG RIVER STREET TO THE POINT OF BEGINNING.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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