



2018-006916
 Klamath County, Oregon
 06/08/2018 10:21:00 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Clayton Wayne Dumont Jr. and Cheri Ann Dumont
1750 Getoun Ct.
Concord, CA 94518

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

Clayton Wayne Dumont Jr. and Cheri Ann Dumont
1750 Getoun Ct.
Concord, CA 94518
 File No. 234163AM

STATUTORY WARRANTY DEED

Richard C. Markee,

Grantor(s), hereby convey and warrant to

Clayton Wayne Dumont Jr. and Cheri Ann Dumont, as tenants by the entirety

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:

That portion of the NE1/4 of the NE1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, that lies Northeasterly of the Williamson River Road, excepting therefrom that portion of the NW1/4 of the NE1/4 of the NE1/4 of said Section conveyed to Leland Furazoo, et ux, by Deed recorded July 31, 1975 in Volume M75, page 8876, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the NE1/4 of NE1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon: That portion of the NW1/4 of NE1/4 of NE1/4 lying Northerly of the Williamson River Road, EXCEPTING THEREFROM the East one acre measured North and South and adjacent to the East line of the NW1/4 of NE1/4 of NE1/4.

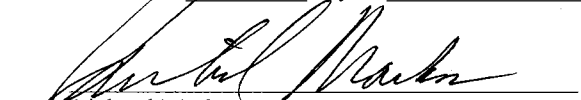
The true and actual consideration for this conveyance is \$429,000.00.

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:

BTAMT.

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.

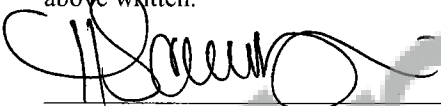
Dated this 8 day of June, 2018


Richard Markee

State of Oregon } ss
County of Klamath }

On this 8 day of June, 2018, before me, Heather Anne Scieurba a Notary Public in and for said state, personally appeared ~~Clayton Wayne Dumont Jr. and Cheri Ann Dumont~~ 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 Oregon
Residing at: Klamath County Oregon
Commission Expires: Dec. 17 2021

* Richard Markee 