



2018-007013

Klamath County, Oregon

06/11/2018 11:15:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard F. Anderson and Cheryl L. Anderson

P.O. BOX 217  
Georgetown CA 95634

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

Richard F. Anderson and Cheryl L. Anderson

PO BOX 217  
Georgetown CA 95634

File No. 234866AM

### STATUTORY WARRANTY DEED

Daniel Darrow and Maddy Darrow, husband and wife as to an undivided one half interest and

Carleton Elliot, Trustee of the Elliott Family Trust, dated April 17, 2009 as to an undivided one half interest,

Grantor(s), hereby convey and warrant to

Richard F. Anderson and Cheryl L. Anderson, all 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:

Lot 1, in Block 2, High Country Ranch, Tract 1161, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with an undivided 1/49ths interest in and to Lot 1, Block 11, High Country Ranch, Tract 1161, 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-3514-00700-00200-000

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:

STAMP.

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 21 day of MAY, 2018.

Elliott Family Trust, dated April 17, 2009

By: [Signature]

Carleton Elliot, Trustee

[Signature]  
Daniel Darrow

[Signature]  
Maddy Darrow

State of California } ss  
County of Orange }

On this 21 day of May, 2018, before me, Emmaleigh Brown a Notary Public in and for said state, personally appeared Daniel Darrow and Maddy Darrow, Husband and wife as to an undivided one half interest and Carleton Elliot, Trustee of the Elliott Family trust, dated april 17,2009 and to an undivided one half, 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.

[Signature]  
Notary Public for the State of California  
Residing at: 310 17th St AB CA 92648  
Commission Expires: Oct. 20, 2021

