



THIS SPACE RESERVED FOR

**2018-012156**

**Klamath County, Oregon**

**10/04/2018 09:13:01 AM**

**Fee: \$87.00**

After recording return to:

Chandler Lindsey and Brittany Lindsey

2425 Watson Street

Klamath Falls, OR 97603

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

Chandler Lindsey and Brittany Lindsey

2425 Watson Street

Klamath Falls, OR 97603

File No. 259424AM

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### STATUTORY WARRANTY DEED

**James A. Neal and Joy Neal, Trustees of the Neal Family Trust, U/D/T dated June 30, 2005,**

Grantor(s), hereby convey and warrant to

**Chandler Lindsey and Brittany Lindsey, 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:

**The Westerly 165 feet of Lots 33 and 34, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Excepting therefrom that portion of Lot 33 for Cannon Avenue as described in deed recorded July 12, 1957 in Volume 293, page 79, Deed Records of Klamath County, Oregon.**

**AND excepting therefrom a portion of Lot 33 described as follows:**

**Beginning at a point on the East line of Watson Street which is South a distance of 28.0 feet from the Northwest corner of said Lot 33; thence South along said East line a distance of 72.0 feet to the North line of Cannon Street; thence East along the North line of Cannon Street a distance of 165.0 feet to a point; thence North parallel with the East line of Watson Street, a distance of 72.0 feet to a point; thence West parallel with the North line of Cannon Street, a distance of 165.0 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$60,000.00.

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:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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 18<sup>th</sup> day of Oct, 2018.

James A. Neal and Joy Neal, Trustees of the Neal Family Trust, U/D/T dated June 30, 2005

By: [Signature]  
James A. Neal, Trustee

By: [Signature]  
Joy Neal, Trustee

State of California } ss.

County of Sonoma }

On this 1 day of Oct, 2018, before me, M Barry a Notary Public in and for said state, personally appeared James A. Neal and Joy Neal known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Neal Family Trust, U/D/T dated June 30, 2005, and acknowledged to me that he/she/they executed the same as Trustee.

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: Sonoma  
Commission Expires: 7-1-21

