2018-012773

Klamath County, Oregon 10/19/2018 09:14:01 AM

Fee: \$87.00

After recording, please return to: Jacquelyn Bunick Huycke O'Connor Jarvis, LLP 823 Alder Creek Dr. Medford, OR 97504-8900

Until a change is requested, all tax statements shall be sent to the following address: Barbara Kay Varner 2250 Crater Lake Ave., Apt. 6 Medford, OR 97504-4865

WARRANTY DEED

CAROLYN A. LANE, as the Affiant under the Amended Affidavit of Claiming Successor to Testate Estate of Clifton Edwards Mitchell, Jackson County, Oregon, Circuit Court Case No. 17PB06966, Grantor, conveys and warrants to BARBARA KAY VARNER, Grantee, all of her right, title and interest in and to the following real property:

Sprague River Block- 20 Lots- 13, 14, 15, 16, 17, 18 being located in Klamath County Oregon.

Subject to all encumbrances of record.

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 amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INOUIRE 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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument effective the 15th day of 12th day., 2018.

CAROLYN A. LANE, Affiant

STATE OF OREGON

) ss:

County of Multnomah

On the 15th day of ______, 2018, personally appeared the above-named CAROLYN A. LANE, as the Affiant under that Amended Affidavit of Claiming Successor to Testate Estate of Clifton Edwards Mitchell, Jackson County, Oregon, Circuit Court Case No. 17PB06966, and acknowledged the above instrument to be her voluntary act and deed.

Before me:

OFFICIAL STAMP
LYNNETTE SUSAN OSBURN
NOTARY PUBLIC-OREGON
COMMISSIC'N NO. 950921
MY COMMISSION EXPIRES MAY 31, 2020

Notary Public for the State of Oregon