2019-003444

Klamath County, Oregon

03/29/2019 10:54:01 AM

Fee: \$87.00

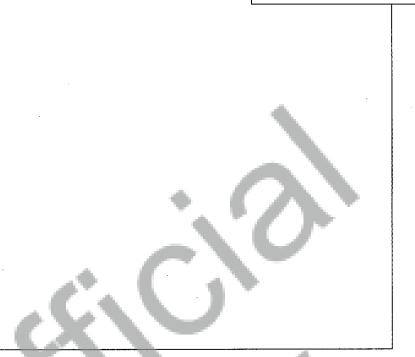
THIS SPACE RESERVED FOR RECO



After recording return to: William E. Butcher and Deborah L. Butcher PO Box 2284 Lapine, Or 97739

Until a change is requested all tax statements shall be sent to the following address: William E. Butcher and Deborah L. Butcher PO Box 2284 Lapine, Or 97739

File No.: 7081-3194163 (ST) Date: March 26, 2019



## STATUTORY WARRANTY DEED

**Harold G. Dempsey**, Grantor, conveys and warrants to **William E. Butcher and Deborah L. Butcher as tenants by the entirety**, 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:

Parcel 2 of Partition Plat No. 22-99 located in the NE 1/4 and SE 1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

## 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.

The true consideration for this conveyance is \$60,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7081-3194163 (ST)

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.

)ss.

Harold G. Dempsey

STATE OF

Oregon

County of

Marion

This instrument was acknowledged before me on this o

by Harold G. Dempsey.

Notary Public for Oregon My commission expires:

OFFICIAL STAMP SHEREE MARI VAN NATTA NOTARY PUBLIC-OREGON COMMISSION NO. 969826 MY COMMISSION EXPIRES DECEMBER 20, 2021