

2019-004061

Klamath County, Oregon



00238974201900040610020022

04/16/2019 11:28:40 AM

Fee: \$87.00

WARRANTY DEED 1 of 2 pgs

RECORDING REQUESTED BY:

THOMAS CLARK
KAREN CLARK IN C/O
DAVID ALLEN KINDT

MAIL TAX STATEMENTS TO

DAVID ALLEN KINDT
DEBRA LYNN KINDT
988 ELLSWORTH ST.
EUGENE, OR. 97402

WARRANTY DEED _____

BY THIS INSTRUMENT, THOMAS WAYNE CLARK, AND KAREN ELIZABETH ANN CLARK OF 7900 BUNNY BUTTE RD. CRESCENT LAKE, OREGON 97733 .COLLECTIVELY THE "GRANTOR" RELEASES WITH GENERAL WARRANTY CONVENANTS, UNTO DAVID ALLEN KINDT AND DEBRA LYNN KINDT OF 988 ELLSWORTH ST. EUGENE OREGON 97402 (COLLECTIVELY THE "GRANTEE") ALL RIGHTS, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON:

PHYICAL ADDRESS ; 7900 BUNNY BUTTE RD. CRESCENT LAKE ,OREGON 97733

LEGAL DESCRIPTION: LOT 25 in BLOCK 14 of TRACT 1042- TWO RIVERS NORTH, according to the official plat thereof on file in the office of Klamath County, Oregon for information purpose only, the map/ tax account# are referenced here:

R-2607-001B0-07900-00

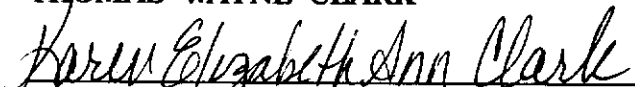
THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$ 65,0000.00 THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED.

THE GRANTORS WARRANTS THAT AT THE TIME OF THE DELIVERY OF THE DEED THE GRANTOR PURPORTS TO CONVEY, THAT THE GRANTOR HAS GOOD RIGHT TO CONVEY THE SAME AND THAT THE PROPERTY IS FREE FROM ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH ON THIS DEED THE GRANTORS WARRANTS AND WILL DEFEND THE TITLE TO THE PROPERTY AGAINST ALL PERSONSWHO LAWFULLY CLAIM THE SAME

DATED THIS 16 DAY OF April, 2019


THOMAS WAYNE CLARK

signed in the presence of


KAREN ELIZABETH ANN CLARK

signature

name



THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SINGING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED ON 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 SETION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGONLAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED 16th DAY OF April, 2019.

GRANTOR ACKNOWLEDGED

THOMAS WAYNE CLARK

KAREN ELIZABETH ANN CLARK

STATE OF OREGONLAWS

COUNTY OF Klamath

ACKNOWLEDGED BEFORE ME, Lisa M. Kessler A NOTARY PUBLIC, THIS
16th DAY OF April, 2019 BY THOMAS WAYNE CLARK, AND

KAREN ELIZABETH ANN CLARK, KNOWN TO ME (OR PROVEN ON THIS BASIS OF

SATISFACTORY EVIDENCE) TO BE THE GRANTORS, WHO HAVE ACKNOWLEDGED THE
SAID INSTRUMENT TO BE THE GRANTORS VOLUNTARY AND LAWFUL ACT AND DEED

Lisa M. Kessler
Notary Public for the State of Oregon

Klamath
County



My commission expires: December 19, 2022.

