2019-006436

Klamath County, Oregon



06/10/2019 09:04:35 AM

Fee: \$87.00

WARRANTY DEED

Lance E. Davis and Elizabeth Davis, Trustees Grantor

Guy Andersen and Frances Andersen

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that LANCE E. DAVIS, Trustee and ELIZABETH DAVIS, Trustee, Trustees of the Davis Family Trust, dated March 25, 2013, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to GUY ANDERSEN and FRANCES ANDERSEN, as Tenants by the Entirety, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, herediments and appurtenances thereunto belonging or in anywise appertaining to the following described real property located in Klamath County, Oregon, to-wit:

Parcel 1

Lot 139 of THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file

in the office of the County Clerk of Klamath County, Oregon.

Parcel 2

Lot 140 of THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file

in the office of the County Clerk of Klamath County, Oregon.

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

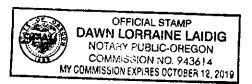
The true consideration for this conveyance is the sum of OTHER THAN MONEY.

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.

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Lance E. Davis, Trustee and acknowledged the foregoing instrument to be his

voluntary act and deed this 23rd day of May, 2019.



Before me Notary Public for Oregon My Commission expires:

Comm. Exp. MARCH 10, 2021

A notary public or other officer completing this certification verifies only the identity of the individual who signed the document to which this certification is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA)		
County of Ye LO) ss.)		
On JUNE 1,	, 201	9 before me <i>S. A</i>	MARO
the person whose name is sul authorized capacity, and that b executed the instrument.	eared, Elizabeth Davis, Trustee, we becribed to the within instrument a sy her signature on the instrument the PERJURY under the laws of the	and acknowledged to me t he person, or the entity upo	that she executed the same in he on behalf of which the person acted
WITNESS my hand and seal.			
Signature	(Seal)	5	S. AMARO S. COMM. #2182873 S. IOTARY PUBLIC * CALIFORNIA C. YOLO COUNTY