



THIS SPACE RESERVED FOR

**2019-006615**

**Klamath County, Oregon**

**06/12/2019 02:00:01 PM**

**Fee: \$87.00**

After recording return to:

Larry G. Graves Sr. and Charles M. Graves

17957 S Poe Valley Rd

Klamath Falls, OR 97603

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

Larry G. Graves Sr. and Charles M. Graves

17957 S Poe Valley Rd

Klamath Falls, OR 97603

File No. 300477AM

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**STATUTORY WARRANTY DEED**

**Larry G. Graves, Sr. and Patricia M. Lunde,**

Grantor(s), hereby convey and warrant to

**Larry G. Graves Sr. and Charles M. Graves, not as tenants in common but with right of survivorship,**

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:

**Parcel 1 of Land Partition 67-94, situated in Government Lots 7, 8, 9 & 10 of Section 19, the W1/2 NW1/4 of Section 29 and the NE1/4 and N1/2 SE1/4 of Section 30, Township 39 South, Range 11 1/2 East, Willamette Meridian, filed June 5, 1995, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$310,000.00.

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:

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 7<sup>th</sup> day of June, 2019.

Larry G. Graves, Sr.  
Larry G. Graves, Sr.

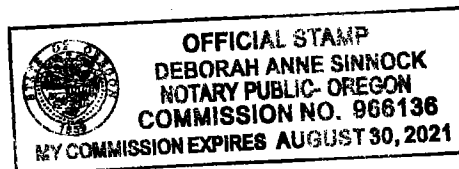
Patricia M. Lunde  
Patricia M. Lunde

State of OR } ss  
County of Klamath }

On this 10<sup>th</sup> day of June, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Larry G. Graves, Sr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21



State of OR } ss  
County of Klamath }

On this 7<sup>th</sup> day of June, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Patricia M. Lunde, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

