

THIS SPACE RESERVED FOR

2019-007656

Klamath County, Oregon

07/08/2019 03:36:02 PM

Fee: \$102.00

After recording return to:
Clarence G. Reddell and Marilyn J. Reddell
3949 Rio Visa Way
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Clarence G. Reddell and Marilyn J. Reddell
3949 Rio Visa Way
Klamath Falls, OR 97603

File No. 302742AM

STATUTORY WARRANTY DEED

Priscilla Jane Pierce, as Claiming successor for the Estate of Dianne Brune Peirce, deceased and Emily Robinson Pierce, Martha Anne Pierce, Priscilla Jane Pierce and Eric Spencer Pierce,

Grantor(s), hereby convey and warrant to

Clarence G. Reddell and Marilyn J. Reddell, as Tenants by the Entirety,

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:

Lot 3, Block 12, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$208,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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	lay of Sury	2019			
The Estate of Dianne B By: Priscilla Jane Pierce 01:	nune Pierce, Desceased	i			
Priscilla Jane Pierce	Seico Apin Prenie	 .			
Emily Robinson Pierce Eric Spencer Pierce	Rie				
Martha Ann Pierce					
State of Washings County of King			9		
On this _3 end day of _state, personally appears to me to be the person(s executed same. IN WITNESS WHERE above written.) whose name(s) is/are	as claiming successor subscribed to the with	for the estate of Dia	cknowledged to me that	wn or identified he/she/they
Notary Public for the Sta Residing at: 13655 Commission Expires:	17. 12. 12. Aug NE, Sea 12.9. 2019	WITCE WA.	ALDO CONTROL OF THE C	The Manual Manua	

State of WASHINGTON) SS	
County of K, ~ 4.	
	2
On this	Sacrock a Notary Public in and for said
state, personally appeared Priscilla Pierce, Emily Robinson Pierce and	Eric Spencer Pierce, known or identified to me to be the
person(s) whose name(s) is/are subscribed to the within Instrument an	d acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed m	ny official seal the day and year in this certificate first
above written.	Something of the second
$\mathcal{N}_{\mathcal{L}}$	SALDOCK!
<u> </u>	STONE WILL
Notary Public for the State of WASHINGTON	TO CLARITY OF
Notary Public for the State of WASHINGTON Residing at: 13.55 25 AVE NE, SEATILE, WA	
Commission Expires: 12.9.2019	\$ \$5 ~' \(\) \[\] \[\] \[\] \[\]
<i>y</i> , , ,	2 08 AUST 10 EX
	\$ 5.00 TS.00 F
State of} ss	The Occasion of
County of	W. W. Walling
On this day of, 2019, before me,	a Notary Public in and for said
state, personally appeared Martha Ann Pierce, known or identified to n	ne to be the person(s) whose name(s) is/are subscribed to
the within Instrument and acknowledged to me that he/she/they execut	red same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed m	y official seal the day and year in this certificate first
above written.	
Motory Divisio for the Case of	
Notary Public for the State of	
Residing at: Commission Expires:	
Countries four Exputes:	

Page 3 Statutory Warranty Deed Escrow No. 302742AM

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 195.301, 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,,	<u>_</u> ·
The Estate of Dianne Brune Pierce, Desceased	
By: Priscilla Jane Pierce Claiming Successor	
Priscilla Jane Pierce	
Emily Robinson Pierce	
Eric Spencer Pierce //a //a // Respective for the force Martha Ann Pierce Anne // State of } ss County of }	
On this, 2019, before me,state, personally appeared Priscilla Jane Pierce as claiming succe to me to be the person(s) whose name(s) is/are subscribed to the executed same. IN WITNESS WHEREOF, I have hereunto set my hand and aften above written.	
Notary Public for the State of Residing at: Commission Expires:	

Escrow No. 302742AM	
State of } ss County of }	
County of}	
person(s) whose name(s) is/are subscribed to the within Ins	a Notary Public in and for said a Pierce and Eric Spencer Pierce, known or identified to me to be the strument and acknowledged to me that he/she/they executed same. and affixed my official seal the day and year in this certificate first
Notary Public for the State of Residing at: Commission Expires:	
State of DROOM } ss County of Klamath } Anne	
On this 3 day of July 2019, before me,	a Notary Public in and for said antified to me to be the person(s) whose name(s) is/are subscribed to
the within Instrument and acknowledged to me that he/she/	millied to me to be the person(s) whose name(s) is/are subscribed to
IN WITNESS WHEREOF, I have hereunto set my hand an	and affixed my official seal the day and year in this certificate first
above written.	, , , , , , , , , , , , , , , , , , , ,
Lynda Webt	
Notary Public for the State of Older W Residing at: KIMNHH	OFFICIAL STAMP
Commission Expires: 1-30-21	LYNDA WEST NOTARY PUBLIC- OREGON
1-30-21	COMMISSION NO. 958737 MY COMMISSION EXPIRES JANUARY 30, 2021