

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0173507-TM  
Michael J. Conn and Kimberly M. Harrison  
300 NW 8th Avenue, #307  
Portland, OR 97209

**SEND TAX STATEMENTS TO:**

Michael J. Conn and Kimberly M. Harrison  
300 NW 8th Avenue, #307  
Portland, OR 97209

APN: R893991  
Map: R-2309-024CO-01000

**2019-007863**

Klamath County, Oregon

07/12/2019 02:09:02 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Zachary Critchett**, Grantor, conveys and warrants to **Michael J. Conn and Kimberly M. Harrison, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 17, Whispering Meadows, Tract 1387, 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 FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS (**\$410,000.00**). (See ORS 93.030).

**Subject to:**

free and clear of encumbrances except all those items of record, if any, as of the date of this deed, including any real property taxes, but not yet 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.

303636 Am / WT0173507

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 26 June 2019

  
Zachary Critchett

State of OREGON  
County of DESCHUTES

This instrument was acknowledged before me on 6/26/2019 by Zachary Critchett.

  
Notary Public - State of Oregon

My Commission Expires: 9/1/20

