



THIS SPACE RESERVED FOR F

2019-009136
Klamath County, Oregon
08/12/2019 02:44:00 PM
Fee: \$92.00

After recording return to:
John D. Monfore and Linda A. Monfore, Trustees of
the Monfore Family Trust
P.O. Box 524
Fort Klamath, OR 97626

Until a change is requested all tax statements shall be
sent to the following address:
John D. Monfore and Linda A. Monfore, Trustees of
the Monfore Family Trust
38382 S. Dessert Bluff Dr
Saddlebrooke AZ 85739
File No. 315213AM

STATUTORY WARRANTY DEED

Shawn R. Servoss,

Grantor(s), hereby convey and warrant to

John D. Monfore and Linda A. Monfore, Trustees of the Monfore Family Trust,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$15,000.00.

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 9th day of August, 2019.

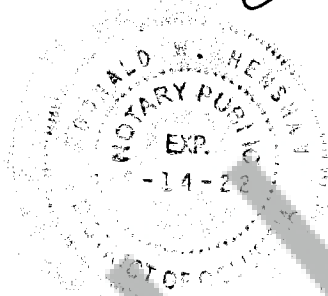
[Signature]
Shawn R. Servoss

[Signature]
State of Oregon } ss
County of Klamath }

On this 9th day of August, 2019, before me, Donald W. Henshaw a Notary Public in and for said state, personally appeared Shawn R. Servoss, 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.

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires:

DONALD W. HENSHAW
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 14, 2022



UNOFFICIAL COPY

EXHIBIT 'A'

File No. 315213AM

PARCEL 1

Beginning at a point 1243 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is the Southeast corner of property conveyed to Knox and wife by Deed recorded in Book 225 at page 6, Klamath County Deed Records; thence South 60 feet to a point; thence West 200 feet to a point; thence North 110 feet to a point; thence East 55 feet to a point, which point is the Northwest corner of said property so conveyed to Knox; thence South 50 feet along the Westerly line of said Knox property; thence East along the Southerly line of said property so conveyed to Knox, 145 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of State Highway No. 62 also known as Main Street.

PARCEL 2

A tract of land in the NE1/4 NE1/4 of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1193 feet South of the Northeast corner of said Section 21; thence West 145 feet; thence South 50 feet; thence East 145 feet; thence North 50 feet to the place of beginning.

EXCEPTING THEREFROM all that portion lying within the boundaries of State Highway No. 62 also known as Main Street.