

**2019-009243**

**Klamath County, Oregon**

**08/14/2019 12:52:00 PM**

**Fee: \$87.00**



After Recording Return to:  
**Quentin A. Helms and Katlyn D. Helms**  
**55830 Swan Road**  
**Bend, OR 97707**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**(same as above)**

**File No. DE7385**

**STATUTORY WARRANTY DEED**

**Justan Gene Allen and Alyssa Allen,**

herein called grantor, convey(s) and warrant(s) to

**Quentin A. Helms and Katlyn D. Helms, as tenants by the entirety**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described  
as:

**Lot 2 in Block 4, of WAGON TRAIL ACREAGES NUMBER TWO, according to the official plat  
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**(Account #129792, Map No. 2309-012B0-00800)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and  
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property  
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully  
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$270,000.00.**

**Return To:**  
**Deschutes County**  
**Title Company**

AMERITITLE 310972AM

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, AND 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:

Aug 9, 2019

By:

Justan Allen

By:

Alyssa Allen

STATE OF OREGON, County of Deschutes ) ss.

On August 9 2019, personally appeared the above named **Justan Allen and Alyssa Allen** and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

Jan - 23, 2021

Official Seal

