



THIS SPACE RESERVED FOR RE

2019-009684

Klamath County, Oregon

08/23/2019 10:41:01 AM

Fee: \$87.00

After recording return to:

April M. Scrogam and David E. Scrogam and Terri
L. Scrogam

3231 Derby St

Klamath Falls, OR 97603

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

April M. Scrogam and David E. Scrogam and Terri
L. Scrogam

3231 Derby St

Klamath Falls, OR 97603

File No. 303768AM

STATUTORY WARRANTY DEED

Chuck A. Wimmer and Lorna G. Wimmer, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

David E. Scrogam and Terri L. Scrogam, as Tenants by the Entirety, April M. Scrogam, with rights 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 2 of Minor Land Partition 13-91 situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$95,000.00.

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

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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 22ND day of August, 2019.

Chuck A. Wimmer
Chuck A. Wimmer

Lorna G. Wimmer
Lorna G. Wimmer

State of Oregon } ss
County of Klamath }

On this 22ND day of August, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Chuck A. Wimmer and Lorna G. Wimmer, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

