

2019-009724

Klamath County, Oregon



00245898201900097240020028

08/23/2019 02:45:23 PM

Fee: \$87.00

Returned at Counter

<b>RETURN TO:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	<b>MAIL TAX STATEMENTS:</b> Curtis F. Francis  52019 SW Johanna Drive Scappoose, OR 97056
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**GRANTOR:**

Francis Loving Trust, dated January  
16, 1990  
PO Box 213  
Chiloquin, OR 97624

**GRANTEE:**

Curtis F. Francis  
52019 SW Johanna Drive  
Scappoose, OR 97056

**-STATUTORY WARRANTY DEED-**

Hilda Francis, Trustee of the Francis Loving Trust dated January 16, 1990, Grantor, conveys and warrants to Curtis F. Francis, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

**Township 34 South, Range 8 East of the Willamette Meridian  
Section 35: SW ¼ NW ¼**

Reserving unto Karen Conley the right of first refusal should Grantee elect to sell the property.

The true and actual consideration for this transfer is \$30,000.00.

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 20<sup>th</sup> day of August, 2019.

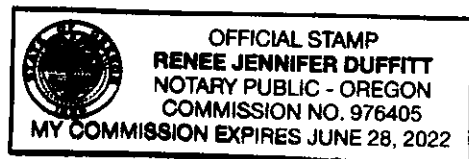
THE FRANCIS LOVING TRUST  
dated January 16, 1990

*Hilda Francis Trustee*  
Hilda Francis, Trustee

STATE OF OREGON            )  
                                  ) ss  
County of Klamath        )

This instrument was acknowledged before me on 8/20, 2019, by

Hilda Francis as Trustee of The Francis Loving Trust dated January 16,  
1990.



*Renee Duffitt*  
Notary Public for Oregon  
My Commission expires: 6/28/2022