

320576AM

RECORDING REQUESTED BY:
Fidelity National Title
Company of Oregon

3007 North Delta Hwy., Ste 206
Eugene, OR 97408

2019-010300
Klamath County, Oregon
09/04/2019 03:42:37 PM
Fee: \$92.00

GRANTOR'S NAME:
Gregory J. Derrickson and Sandy J. Derrickson

GRANTEE'S NAME:
Vanessa Louise Greene and Danial Isaiah Greene

AFTER RECORDING RETURN TO:
Order No.: 60221905887-RS
Vanessa Louise Greene and Danial Isaiah Greene, as tenants by
the entirety
35835 Wills Rd
Creswell, OR 97426

SEND TAX STATEMENTS TO:
Vanessa Louise Greene and Danial Isaiah Greene
35835 Wills Rd
Creswell, OR 97426

10636 Chinquapin Drive, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gregory J. Derrickson and Sandy J. Derrickson, as Tenants by the Entirety, Grantor, conveys and warrants to Vanessa Louise Greene and Danial Isaiah Greene, 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:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-THREE THOUSAND AND NO/100 DOLLARS (**\$43,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 9-4-2019

Gregory J. Derrickson
Gregory J. Derrickson

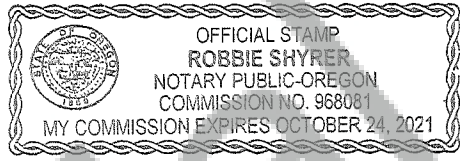
Sandy J. Derrickson
Sandy J. Derrickson

State of OREGON
County of LANE

This instrument was acknowledged before me on 9/4/2019 by Gregory J. Derrickson and Sandy J. Derrickson.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10/24/2021



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 in Block 11 of Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SPECIAL EXCEPTIONS:

Tax Information:

Taxes assessed under Code No. 252 Account No. 163174 Map No. 2607-001A0-07600

NOTE: The 2018-2019 Taxes: \$223.61, are Paid

1. The 2019-2020 Taxes: A lien not yet due or payable.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
3. The provisions contained in deed,
Recorded: December 2, 1907,
Instrument No.: Volume 23, Page 302.
4. Restrictions as shown on the official plat of said land.
5. Building Setbacks as shown on the official plat of said land.
6. Easements as shown on the official plat of said land.
The provisions contained in deed,
Recorded: August 25, 1983,
Instrument No.: Volume M83, Page 14355.