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09/05/2019 01:47:09 PM

Fee: \$82.00

Cecelia J. Lyons  
PO Box 895  
Burney, CA 96013

Grantor's Name and Address

Jonathan August Carlson and Amanda Marie Carlson,  
as tenants by the entirety  
PO Box 293  
Colton, OR 97017

Grantee's Name and Address

After recording, return to (Name and Address):

Jonathan August Carlson and Amanda Marie Carlson,  
as tenants by the entirety  
PO Box 293  
Colton, OR 97017

Until requested otherwise, send all tax statements to (Name and Address):

Jonathan August Carlson and Amanda Marie Carlson,  
as tenants by the entirety  
PO Box 293  
Colton, OR 97017

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Cecelia J. Lyons also known as Janie Lyons

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Jonathan August Carlson and Amanda Marie Carlson, as tenants by the entirety

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (*legal description of property*):

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21,  
Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.  
APN: R113638 MapTaxLot: 3413-021C0-00800

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Subject to  
covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 8/31/19; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*Cecelia J. Lyons*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Shasta  
County of Shasta

On 08/31/19 before me, D. Sherbundy (Notary Public)  
Date Here Insert Name and Title of the Officer  
personally appeared Cecelia J. Lyons  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Sherbundy  
Signature of Notary Public



Place Notary Seal Above