

2019-010541

Klamath County, Oregon



00246866201900105410030036

09/10/2019 04:04:25 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:  
Brenda Lee Sheppard  
4747 Meade Street  
Shasta Lake, Ca. 96019

SEND TAX STATEMENTS TO:  
Brenda Lee Sheppard  
4747 Meade Street  
Shasta Lake, Ca. 96019

### **STATUTORY WARRANTY DEED**

Jack Everett Sheppard, with an address of 1315 Mistletoe Lane, Redding, Ca. 96002, ("Grantor"), conveys and warrants to Brenda Lee Sheppard 4747 Meade Street, Shasta Lake, Ca. 96019, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:  
Land in Klamath County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$0.00.

This property is free of liens and encumbrances.

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

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 10 day of SEPTEMBER 2019.

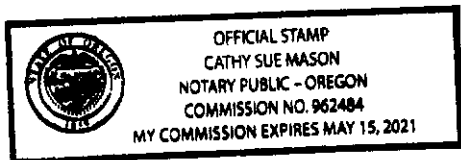
  
Grantor

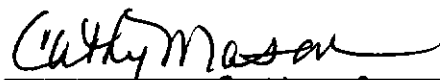
STATE OF OREGON

COUNTY OF KLAMATH

} ss.

The foregoing instrument was acknowledged before me on this 10<sup>th</sup> day of Sept., 2019, by Jack Everette Sheppard, who acknowledged such instrument to be his free and voluntary act and deed, and on oath stated that he was duly authorized to execute such instrument.





Printed Name: Cathy Mason

Notary Public in and for the State of Oregon

**EXHIBIT A**  
**Property Description**

LOT 18 OF TRACT 1287, AGENCY LAKE RANCHES. ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COIUNTY CLERK OF KLAMATH  
COUNTY, OREGON.