



THIS SPACE RESERVED FOR RE

**2019-010579**

Klamath County, Oregon

09/12/2019 08:22:01 AM

Fee: \$87.00

**2019-010838**

Klamath County, Oregon

09/18/2019 08:58:01 AM

Fee: \$87.00

After recording return to:

Louie C. Lockwood

3012 Donner Dr.

Ceres, CA 95307

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

Louie C. Lockwood

3012 Donner Dr.

Ceres, CA 95307

File No. 315449AM

Re recorded at the request of AmeriTitle to remove the Excepting Therefrom that was erroneously added. Previously recorded in 2019-010579.

### STATUTORY WARRANTY DEED

**Joan C. Small and Carol A. Narramore,  
with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Louie C. Lockwood,**

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:

**Lot 12, Block 30, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

#### **EXCEPTING THEREFROM:**

~~Beginning at the Northeast corner of said Lot 15, thence along the Easterly line of Lot 15 South 00° 05'24" West 108.00 feet; thence South 75 degrees 53'56" West 179.48 feet to a point on the Westerly line of Lot 16; thence North 00° 05'24" East 152.00 feet to the Northwest corner of Lot 15; thence South 89° 54'36" East 174.00 feet to the point of beginning.~~

The true and actual consideration for this conveyance is \$70,000.00.

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**

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 11<sup>th</sup> day of September, 2019

Carol A. Narramore  
Carol A. Narramore

Joan C. Small  
Joan C. Small

State of Oregon } ss  
County of Klamath }

On this 11<sup>th</sup> day of September, 2019, before me, Twila Jean Pellegrino  
a Notary Public in and for said state, personally appeared Joan C. Small and Carol A. Narramore, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 11-19-2022

