



THIS SPACE RESERVED FOR

2019-012777

Klamath County, Oregon

10/31/2019 01:42:01 PM

Fee: \$87.00

After recording return to:

Robert S. Lazar and Joy Nancy White

37110 Highway 62

Chiloquin, OR 97624

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

Robert S. Lazar and Joy Nancy White

37110 Highway 62

Chiloquin, OR 97624

File No. 323699AM

STATUTORY WARRANTY DEED

**Walter E. Dotson, Jr. and Linda L. Dotson,
Co-Trustees under Declaration of Trust, dated August 19, 1996,
as Amended and Restated, dated August 19, 1996,**

Grantor(s), hereby convey and warrant to

Robert S. Lazar and Joy Nancy White, as Tenants in Common,

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:

Parcel 3 of Land Partition 61-94 situated in Government Lots 20, 21 and 22 (NW1/4 SW1/4) of Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$475,000.00.

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:

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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 28 day of Oct 2019

Walter E. Dotson Jr. and Linda L. Dotson, Co-Trustees under Declaration of Trust

By: Walter E. Dotson Jr. Trustee
Walter E. Dotson Jr., Trustee

By: Linda L. Dotson Trustee
Linda L. Dotson, Trustee

State of Oregon } ss
County of Klamath }

On this 28 day of October, 2019, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Walter E. Dotson, Jr. and Linda L. Dotson, Co-Trustees under Declaration of Trust, dated August 19, 1996, as Amended and Restated, dated August 19, 1996, 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

