



THIS SPACE RESERVED FOR

2019-013101

Klamath County, Oregon

11/08/2019 11:40:01 AM

Fee: \$87.00

After recording return to:

Michael C. Ankeny and Sonya M. Meyer

157 Saddle Butte Lane

Roseburg, OR 97470

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

Michael C. Ankeny and Sonya M. Meyer

157 Saddle Butte Lane

Roseburg, OR 97470

File No. 330468AM

STATUTORY WARRANTY DEED

Mario D. Britton,

Grantor(s), hereby convey and warrant to

Michael C. Ankeny and Sonya M. Meyer, not as Tenants in Common, but with rights of survivorship,

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:

A portion of Lot 3, Block 17, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

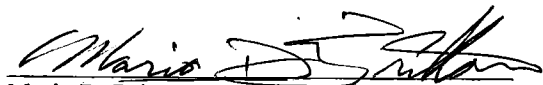
Beginning at a point on the East line of said Lot 3, said point being South 1100 feet from the Northeast corner of said Lot 3; thence West to a point South 1100 and West 415 feet from the Northeast corner of Lot 3; thence running South parallel to and 415 feet West of the East line of said Lot 3 to the Southerly line of said Lot 3; thence Easterly along the South line of said Lot 3 to the Southeast corner thereof; thence North along the East line of said Lot 3 to the point of beginning.

The true and actual consideration for this conveyance is \$9,700.00.

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:

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 02 day of Nov, 2019



Mario D. Britton

State of Guam } ss.
County of Tamuning }

On this 02 day of November, 2019, before me, Frederick Mw Kang a Notary Public in and for said state, personally appeared Mario D. Britton, 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.



Notary Public for the State of Guam

Residing at: 1270 N Marine Corps Dr Ste 101 Tamuning Guam 96913

Commission Expires: June 25, 2022

