

THIS SPACE RESERVED FOR

2019-014244

Klamath County, Oregon 12/09/2019 01:17:00 PM

Fee: \$87.00

After recording return to:
William Carlson
615 E Front St
Merrill, OR 97633
Until a change is requested all tax statements shall be
sent to the following address:
William Carlson
615 E Front St
Merrill, OR 97633
File No. 335043AM

## STATUTORY WARRANTY DEED

Pear Valley, Inc. an Oregon Corporation and Ramon West, each to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

## William Carlson,

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 2, Block 21, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$15,900.00.

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 day of
Pear Valley Inc, an Oregon Corporation
By: Susan C. Severson, Member
The Susan Carol Severson Trust Dated September 28, 1991  By: Susan C. Severson, Trustee
Ramon West
State of Oregon \ ss County of SOCSON \}
On this oday of one of Pear Valley Inc. an Oregon Corporation and Susan C. Severson, Trustee of the Susan Carol Severson Trust, 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 Oregon Residing at:   Commission Expires:   OFFICIAL STAMP KRISTIN LOUISE WHISMAN NOTARY PUBLIC - OREGON COMMISSION NO. 946386 MY COMMISSION EXPIRES JANUARY 24, 2020
State of Oregon } ss County of COCOSS)
On this day of December, 2019, before me, Rotary Public in and for said state, personally appeared RamonWest, 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 Oregon
Residing at: OFFICIAL STAMP  Commission Expires: OI OFFICIAL STAMP  KRISTIN LOUISE WHISMAN  NOTARY PUBLIC - OREGON  COMMISSION NO. 946386

