



2019-014813

Klamath County, Oregon

12/20/2019 10:07:01 AM

Fee: \$87.00

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

After recording return to:

Tami MacLeod

Lynch Conger LLP

1567 SW Chandler Ave., Suite 204

Bend, Oregon 97702

Until a change is requested, send tax statements to:

John and Monica Alford

PO Box 2550

La Pine, OR 97739

334074AM

STATUTORY WARRANTY DEED

STEPHEN M. STEWART ENTERPRISES, INC. PENSION PLAN, "Grantor," hereby conveys and warrants to **JOHN ALFORD AND MONICA ALFORD, husband and wife,** "Grantee," Grantor's interest in and to the following real property in Klamath County, Oregon, free of encumbrances except for matters of public record:

The S1/2 of the NW1/4 of the NW1/4 of Section 13 Township 23 South, Range 9 East of the Willamette Meridian Klamath County Oregon, Excepting therefrom that portion conveyed to Klamath County in Volume M85 at page 3204, Microfilm Records of Klamath County, Oregon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS TRANSFER IS FOR ESTATE PLANNING PURPOSES.


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 21st day of October, 2019.

GRANTOR:

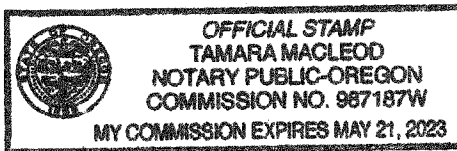
STEPHEN M. STEWART ENTERPRISES, INC.
PENSION PLAN




Stephen M. Stewart

STATE OF OREGON)
)
COUNTY OF DESCHUTES)

This instrument was acknowledged before me on October 21, 2019 by Stephen M. Stewart for the STEPHEN M. STEWART ENTERPRISES, INC. PENSION PLAN.





Notary Public for Oregon
My commission expires: 5.21.2023