



THIS SPACE RESERVED FOR

2020-000694

Klamath County, Oregon

01/17/2020 11:05:01 AM

Fee: \$87.00

After recording return to:

William Edward French and Mary Margaret French

P.O. Box 1220

Chiloquin, OR 97624

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

William Edward French and Mary Margaret French

P.O. Box 1220

Chiloquin, OR 97624

File No. 339698AM

STATUTORY WARRANTY DEED

**Frank Donald St. Clair and Gabriele M. St. Clair, as Tenants by the Entirety as to an undivided 1/2 interest
And Frank St. Clair and Gabriele St. Clair as to an undivided 1/2 interest as to Parcel No. 1 and
Frank St. Clair and Gabie St. Clair, as Tenants by the Entirety as to Parcel 2,**

Grantor(s), hereby convey and warrant to

William Edward French and Mary Margaret French, with right 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:

PARCEL 1

TRACT A

That portion of the E1/2 E1/2 SW1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly and Westerly of the Sprague River.

TRACT B

The Westerly 205 feet of the SE1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian.

PARCEL 2

The W1/2 of the SE1/4 of the SW1/4, Section 6, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$359,000.00.

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 16 day of January, 2020
[Signature]

[Signature]
Frank Donald St. Clair aka Frank St. Clair *FW*
[Signature]
Gabriele M. St. Clair aka Gabie St. Clair *FW*

State of Oregon } ss
County of Klamath }

On this 16 day of January, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Frank Donald St. Clair also known as Frank St. Clair and Gabriele M. St. Clair also known as Gabriele St. Clair and Gabie St. Clair, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023

