



2020-001184

Klamath County, Oregon

01/30/2020 08:30:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Lockwood

4027 Hwy 39

Klamath Falls, OR 97603

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

David Lockwood

4027 Hwy 39

Klamath Falls, OR 97603

File No. 347254AM

### STATUTORY WARRANTY DEED

**Damon Langley and Michelle Langley, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**David Lockwood,**

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:

**The following described real property in Klamath County, Oregon:**

**The West 95 feet of the following described property:**

**Beginning at a point which lies North 89°06' East a distance of 30 feet and South 0°54' East along the East line of right of way of Patterson Street, a distance of 900 feet from the iron pin which marks the Northwest corner of the SE1/4 SW1/4 of Section 1 in Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°06' East 210 feet to a point; thence South 0°54' East a distance of 100 feet to a point; thence South 89°06' West at right angles to the said East line of Patterson Street, a distance of 210 feet to a point on the said East line of said Patterson Street; thence North along the said East line of Patterson Street a distance of 100 feet to the point of beginning.**

**EXCEPTING THEREFROM that portion conveyed to Ed E. Ground, et. ux. by Warranty Deed recorded December 18, 1962 in Volume 342 Page 100, Klamath County Deed Records.**

The true and actual consideration for this conveyance is \$151,500.00.

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 29 day of January, 2020.

D. Langley  
Damon Langley

Michelle E Langley  
Michelle Langley

State of OR } ss  
County of KLAMATH }

On this 29th day of JAN., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Damon Langley and Michelle Langley, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH CO  
Commission Expires: 8-30-21

