

2020-001313

Klamath County, Oregon



00253912202000013130020021

01/31/2020 02:20:52 PM

Fee: \$87.00

Returned at Counter

**AFTER RECORDING RETURN TO**

Leanna Goodman  
4951 Saylor Street  
Klamath Falls, Oregon 97603

**SEND TAX STATEMENTS TO:**

Leanna Goodman  
4951 Saylor Street  
Klamath Falls, Oregon 97603

**STATUTORY WARRANTY DEED**

JEREMY GOODMAN, Grantor, conveys and warrants to, LEANNA GOODMAN Grantee, the following real property commonly known as 4951 Saylor Street, Klamath Falls, Oregon 97603, free of encumbrances except as specifically set forth herein, specifically described as:

Lot 24 of Evergreen Meadows, Tract 1032.

At the time of delivery of this deed, the Grantor is seized of the estate in the property which the grantor purports to convey and the grantor has good right to convey the same. At the time of the delivery of this deed, the property is free from encumbrances except as specifically set forth herein. The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true and actual consideration paid for this transfer is part of a complete settlement as outlined in the Stipulated General Judgment of Dissolution of Marriage, Klamath County Circuit Court Case No. 19DR06738, State of Oregon, which is hereby acknowledged.

ORS 93.040

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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.

The true and actual consideration paid for this transfer is part of a complete settlement as outlined in the Stipulated General Judgment of Dissolution of Marriage, Klamath County Circuit Court Case No. 19DR06738, State of Oregon, which is hereby acknowledged.

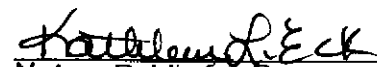
Dated this 21 day of ~~December, 2019~~ <sup>January, 2020</sup>.

  
JEREMY GOODMAN

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

~~2019~~ This instrument was acknowledged before me on the 21 day of January, ~~2019~~ by Jeremy Goodman.



  
Notary Public for Oregon  
My Commission Expires: NOV 23, 2023