



2020-001343
Klamath County, Oregon
02/03/2020 11:08:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bruce N. Yocum and Rosemary Yocum

2603 Squaw Valley Rd.

Priest River, ID 83856

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

Bruce N. Yocum and Rosemary Yocum

2603 Squaw Valley Rd.

Priest River, ID 83856

File No. 346145AM

STATUTORY WARRANTY DEED

Barry Dean Brennan and Ruth Adrienne Brennan, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Bruce N. Yocum and Rosemary Yocum, as Tenants by the Entirety,

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 2 of Land Partition 09-17, Replat of Parcel 3 of LP 2-08 located in the SE1/4 Section 36, Township 39 South, Range 7 East of the Willamette Meridian and NE1/4 Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, recorded November 9, 2017, Instrument 2017-012919

The true and actual consideration for this conveyance is \$89,000.00.

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 3rd day of Feb., 2020.

Barry Dean Brennan
Barry Dean Brennan

Ruth Adrienne Brennan
Ruth Adrienne Brennan

State of Oregon } ss
County of Klamath }

On this 3rd day of Feb., 2020, before me, Deborah Anne Sinnock a
Notary Public in and for said state, personally appeared Barry Dean Brennan and Ruth Adrienne Brennan, 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 Oregon
Residing at: Klamath County, Oregon
Commission Expires: 8-30-21

