

RECORDING REQUESTED BY:



3539 Heathrow Way, Ste 100  
Medford, OR 97504

2020-002294  
Klamath County, Oregon  
02/25/2020 03:14:49 PM  
Fee: \$82.00

GRANTOR'S NAME:  
Louise P. Dillard

GRANTEE'S NAME:  
Darlene Humphreys

AFTER RECORDING RETURN TO:  
Order No.: 470319065033-CC  
Darlene Humphreys, an estate in fee simple  
2742 Dayton Street  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Darlene Humphreys  
2742 Dayton Street  
Klamath Falls, OR 97603

APN: 567112  
Map: 3909-012DC-05300  
7133 Rosaria Place, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Louise P. Dillard, an estate in fee simple, Grantor, conveys and warrants to Darlene Humphreys, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 10 in Block 1 or TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY-SIX THOUSAND AND NO/100 DOLLARS (\$176,000.00). (See ORS 93.030).

Subject to:

Easements, conditions, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 21, 2020

Louise P. Dillard  
Louise P. Dillard



State of WASHINGTON  
County of Spokane

This instrument was acknowledged before me on February 21, 2020 by Louise P. Dillard.

Katie Hiatt  
Notary Public - State of Washington

My Commission Expires: 1-2-21

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