

BLBL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2020-002363

Klamath County, Oregon



00255166202000023630010016

02/26/2020 03:32:00 PM

Fee: \$82.00

RECORDER'S USE

Returned at Counter

JUNIE Dorothy EVERINGHAM
304 MICHIGAN AVE
KLAMATH FALLS, OR 97601

Grantor's Name and Address

MICHAEL JOHN O'BRIEN
304 MICHIGAN AVE
KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

JUNIE Dorothy EVERINGHAM
304 MICHIGAN AVE
KLAMATH FALLS, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

JUNIE Dorothy EVERINGHAM
304 Michigan Ave
Klamath Falls, OR 97601

WARRANTY DEED - STATUTORY FORM

MICHAEL JOHN O'BRIEN and JUNIE Dorothy EVERINGHAM

with the rights of survivorship

conveys and warrants to MICHAEL JOHN O'BRIEN and JUNIE Dorothy EVERINGHAM and

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

LOT 13 in Block 54, Second Hot Springs Addition to Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$100,000.00 (Here, comply with the requirements of ORS 93.030.)

DATED 2/26/2020

; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on February 26th, 2020, by JUNIE Dorothy EVERINGHAM & MICHAEL JOHN O'BRIEN

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
STEPHANIE HOPE MCCLAIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 957930
MY COMMISSION EXPIRES JANUARY 04, 2021

Notary Public for Oregon

My commission expires 1-4-2021

487