

350693Am
470320065809

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Paul H. Davis and Sally M. Davis

GRANTEE'S NAME:
Brandon Michael Avila

AFTER RECORDING RETURN TO:

Order No.: 470320065809-CW

Brandon Michael Avila

4318 Hildebrand Shelby Rd
Hickory NC 28602

SEND TAX STATEMENTS TO:

Brandon Michael Avila

4318 Hildebrand Shelby Rd
Hickory NC 28602

Lot 19 Split Rail (Vacant Land), La Pine, OR 97739

2020-002455

Klamath County, Oregon

02/28/2020 09:53:34 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Paul H. Davis and Sally M. Davis, formerly known as and who acquired title as Sally Dean Mohr, Grantor, conveys and warrants to Brandon Michael Avila, 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 19, Block 1 of Tract No 1098, Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 2/10/2020

Paul H. Davis
Paul H. Davis

Sally M. Davis
Sally M. Davis

State of OR
County of Josephine

This instrument was acknowledged before me on 2/10/2020 by Paul H. Davis and Sally M. Davis.

Carla Sue Wiltse
Notary Public - State of Oregon

My Commission Expires: 6/12/20

