

AmeriTitle
MTC 341344 A4

2020-003488

Klamath County, Oregon

03/20/2020 01:22:28 PM

Fee: \$87.00

Address of Grantor: (Name, Address, Zip)

Jeffrey K. Instness & Vanessa Instness
6709 Covina Ct.
Klamath Falls, OR 97603

After recording return to Grantee: (Name, Address, Zip)

Bruce S. Mellor & Glee H. Mellor
6709 Covina Ct.
Klamath Falls, OR 97603

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

Bruce S. Mellor & Glee H. Mellor
6709 Covina Ct.
Klamath Falls, OR 97603

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED
(Individual Grantor)**

JEFFREY K. INSTNESS AND VANESSA INSTNESS, HUSBAND AND WIFE, Grantor, conveys and warrants to

BRUCE S. MELLOR AND GLEE H. MELLOR, AS TENANTS BY THE ENTIRETY,

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 7, Block 25, Tract 1194, Tenth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

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


The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 342,000.00

The Tax Account Number of the property is R873471.

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 5 day of December, 2019.


JEFFREY K. INSTNESS


VANESSA INSTNESS

STATE OF

California

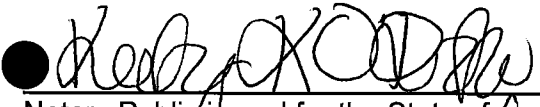
County of

Placer

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} SS.
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The foregoing instrument was acknowledged before me on this 5 day of December, 2019 by JEFFREY K. INSTNESS, HUSBAND OF VANESSA INSTNESS.




Notary Public in and for the State of California
My commission expires: Dec 8 2021

STATE OF

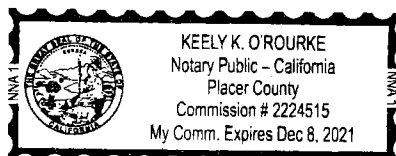
California

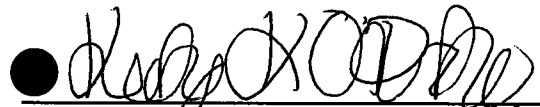
County of

Placer

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} SS.
}

The foregoing instrument was acknowledged before me on this 5 day of December, 2019 by VANESSA INSTNESS, WIFE OF JEFFREY K. INSTNESS




Notary Public in and for the State of California
My commission expires: Dec 8 2021

Prepared under the direction of:
Don G. Carter
McEwen Gisvold LLP
1100 Southwest 6th Ave, Suite 1600
Portland, OR 97204