



THIS SPACE RESERVED FOR

2020-004799

Klamath County, Oregon

04/15/2020 09:34:06 AM

Fee: \$87.00

After recording return to:

Micheal D Simmons

PO Box 2310

La Pine, OR 97739

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

Micheal D Simmons

PO Box 2310

La Pine, OR 97739

File No. 360473AM

STATUTORY WARRANTY DEED

Randall Shane Byerly and Laurie Ann Byerly, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Micheal D Simmons,

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:

Lots 1 and 2, Land Partition 29-18, the N1/2 NE1/4 SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, November 2018. Recorded May 13, 2019, Instrument No. 2019-005283.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-016D0-00101

2310-016D0-00102

The true and actual consideration for this conveyance is \$160,000.00.

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:



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 2 day of April, 2020

Randall Shane Byerly Date: 4-2-2020
Randall Shane Byerly

Laurie Ann Byerly Date: 4-2-2020
Laurie Ann Byerly

State of Oregon } ss
County of Marion }

On this 2 day of April, 2020, before me, Catherine Hunter a Notary Public in and for said state, personally appeared Randall Shane Byerly and Laurie Ann Byerly, 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.

Catherine M Hunter
Notary Public for the State of Oregon
Residing at: 1550 State St Salem, OR 97301
Commission Expires: 9-18-22

