



2020-005005
Klamath County, Oregon
04/20/2020 03:37:02 PM
Fee: \$87.00

3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Sherman A. Williams

GRANTEE'S NAME:
Clifford E. Whiting and Tammy A. Whiting

AFTER RECORDING RETURN TO:
Order No.: 470320065935-CC
Clifford E. Whiting and Tammy A. Whiting, as tenants by the
entirety
29220 Easy St
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Clifford E. Whiting and Tammy A. Whiting
29220 Easy St
Klamath Falls, OR 97601

APN: 309204
309213
29220 Easy St, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sherman A. Williams, an estate in fee simple, Grantor, conveys and warrants to Clifford E. Whiting and Tammy A. Whiting, as tenants by the entirety, 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 235 and 238, Third Addition to Sportsman Park, 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 TWO HUNDRED THIRTY-FOUR THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$234,100.00). (See ORS 93.030).

Subject to:
Easements, conditions, covenants and restrictions of record.

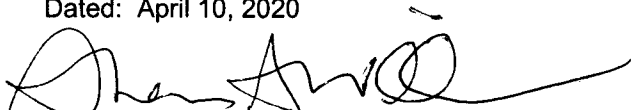
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: April 10, 2020


Sherman A. Williams

State of OREGON
County of JACKSON

This instrument was acknowledged before me on April 17, 2020 by
Sherman A. Williams


Cordelia A Craner, Notary Public - State of Oregon

My Commission Expires: April 10, 2021

