



2020-005404

Klamath County, Oregon

04/29/2020 09:20:54 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David P. Stewart and Terri A. Stewart

P.O. Box 1063

Angel Fire, NM 87710

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

David P. Stewart and Terri A. Stewart

P.O. Box 1063

Angel Fire, NM 87710

File No. 364770AM

STATUTORY WARRANTY DEED

Bobby E. Crutcher and Kori Guy Crutcher who acquired title as Kori M. Guy, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

David P. Stewart and Terri A. Stewart, as Tenants by the Entirety,

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:

Parcel 2 of Land Partition 37-93 situated in Sections 19, 20, 28 and 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded June 12, 2002 in Volume M02, page 34395, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$189,420.00.

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 28th day of Apr., 2020.

Bobby E. Crutcher
Bobby E. Crutcher

Kori Guy Crutcher
Kori Guy Crutcher

State of Oregon } ss
County of Klamath }

On this 28th day of April, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Bobby E. Crutcher and Kori Guy Crutcher, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 8-30-21

