



After recording return to:
Benjamin Wayne Brown
152863 Wagon Trail Road
La Pine, OR 97739

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

Benjamin Wayne Brown
152863 Wagon Trail Road
La Pine, OR 97739

364611 AM
File No.: 7064-3439082 (SNB)
Date: April 01, 2020

THIS SPACE RESERVED FOR RECORD

2020-006008

Klamath County, Oregon

05/14/2020 01:17:24 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Barbara L. Wilton, Grantor, conveys and warrants to **Benjamin Wayne Brown**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 4, Block 5, WAGON TRAIL ACREAGES NUMBER ONE FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$241,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

File No.: 7064-3439082 (SNB)

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.

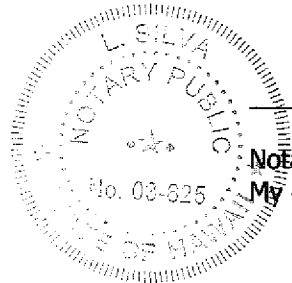
Dated this 28 day of April, 2020.

Barbara L. Wilton
Barbara L. Wilton

STATE OF ~~Oregon~~ **HAWAII**)

County of ~~Klamath~~ **HAWAII**)

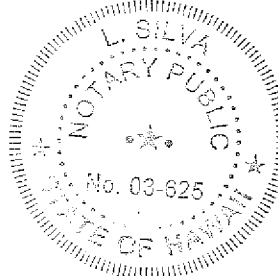
This instrument was acknowledged before me on this 28 day of April, 2020
by **Barbara L. Wilton**.



L. Silva

L. SILVA

Notary Public for ~~Oregon~~ State of Hawaii
My commission expires: 11/02/2023



NOTARY PUBLIC CERTIFICATION
L. Silva Third Judicial Circuit
Doc. Description: Statutory Warranty Deed

No. of Pages: 2 Date of Doc. APR 28 2020
L. Silva APR 28 2020
Notary Signature Date