



THIS SPACE RESERVED FOR RECORD

**2020-006040**

**Klamath County, Oregon**

05/15/2020 09:47:09 AM

Fee: \$87.00

After recording return to:

Brian A Jackson and Kathy P Jackson

PO Box 2897

La Pine, OR 97739

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

Brian A Jackson and Kathy P Jackson

PO Box 2897

La Pine, OR 97739

File No. 364418AM

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**STATUTORY WARRANTY DEED**

**Sanju Varghese EPSP 401K,**

Grantor(s), hereby convey and warrant to

**Brian A Jackson and Kathy P Jackson, 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:

**Lot 19 in Block 6, SECOND ADDITION TO WAGON TRAILS ACREAGES NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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

**2309-001C0-07000**

The true and actual consideration for this conveyance is \$45,000.00.

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 8<sup>th</sup> day of May, 2020

Sanju Varghese EPSP 401K

By: [Signature]  
Sanju Varghese, Authorized Signer

State of Virginia } ss  
County of Fairfax }

On this 8<sup>th</sup> day of May, 2020, before me Jaswinder Kaur a Notary Public in and for said state, personally appeared Sanju Varghese, 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.

[Signature]  
Notary Public for the State of Virginia  
Residing at 231 Maple Ave East Vienna VA 22180  
Commission Expires: 8/31/2023

