

2020-006613

Klamath County, Oregon 05/29/2020 03:10:42 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:					
Jamie S. Ableman and Adrianna M. Sumner					
705 Owens St					
Klamath Falls, OR 97601					
Until a change is requested all tax statements shall be					
sent to the following address:					
Jamie S. Ableman and Adrianna M. Sumner					
705 Owens St					
Klamath Falls, OR 97601					
File No. 367479AM					

STATUTORY WARRANTY DEED

Ronald G. Matock,

Grantor(s), hereby convey and warrant to

Jamie S. Ableman and Adrianna M. Sumner, not as Tenants in Common but with Rights of Survivorship.

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 511, Block 102, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Southerly 40 feet thereof.

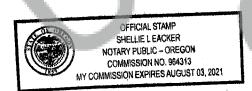
The true and actual consideration for this conveyance is \$145,000.00.

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 27 day of	May	,2020.			~
Mullio			~/	O.	
Ronald G. Matock		- A* .	(4)	b	
State of Oregon	} ss		N . J.		
State of Oregon County of Douglas					
On this <u>27</u> day of Ma	y, 2020, before me, 🡤	shellie L	Eacker, a Notar	y Public in and for s	said state,
personally appeared Ronald	l G. Matock, known o	r identified to me to	be the person(s) who	se name(s) is/are su	bscribed to th
within Instrument and ackno	wledged to me that he/s	he/they executed san	ne.		
IN WITNESS WHEREOF, I	have hereunto set my h	and and affixed my	official seal the day a	nd year in this certi	ficate first
above written.			•		
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Shellel Fack	V	"		7	

635pa4, OR 974107



Notary Public for the State of Residing at: 142 Swain

Commission Expires