



THIS SPACE RESERVED FOR

2020-006940

Klamath County, Oregon

06/05/2020 02:54:43 PM

Fee: \$87.00

After recording return to:

Randy Ellis

7150 Hager Ln

Klamath Falls, OR 97603

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

Randy Ellis

7150 Hager Ln

Klamath Falls, OR 97603

File No. 370629AM

### STATUTORY WARRANTY DEED

**Johnie D.K. Lake and Stacy L. Lake, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Randy Ellis,**

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:

**Real Property in the County of Klamath, State of Oregon, described as follows:**

**Beginning at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 12, Township 39 South, Range 9 East of the Willamette Meridian; running thence Southerly along the Quarter Section line a distance of 660 feet to a point; thence Easterly at right angles 132 feet to a point; thence Northerly and parallel to said Quarter Section line 660 feet to a point; thence Westerly 132 feet to the place of beginning, all lying and being in the Northwesterly corner of the Southeast Quarter of the Southeast Quarter of said Section, Township and Range, in the County of Klamath, State of Oregon. LESS AND EXCEPT that portion deeded to Klamath County as a public road right of way, February 27, 2008 in 2008-2462, records of Klamath County, Oregon.**

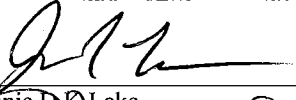
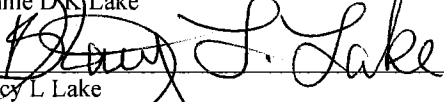
The true and actual consideration for this conveyance is \$195,000.00.

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:

87


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 4<sup>th</sup> day of JUNE, 2020

  
Johnie D.K. Lake  
  
Stacy L. Lake

State of Oregon } ss  
County of Klamath }

On this 4 day of June, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Johnie D.K. Lake and Stacy L. Lake, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023

