

**2020-006959**

**Klamath County, Oregon**

06/08/2020 09:36:00 AM

Fee: \$87.00



After recording return to:  
Debra Kensinger and Paul Hillman  
PO Box 574  
Great Falls, MT 59403

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Debra Kensinger and Paul Hillman  
PO Box 574  
Great Falls, MT 59403

File No.: 7064-3477677 (SNB)

Date: May 26, 2020

3:16:05 AM

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Kevin W. Sailors and Sherry K. Sailors as tenants by the entirety**, Grantor, conveys and warrants to **Debra Kensinger and Paul Hillman as tenants by the entirety**, 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 5, Block 4, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM, the following:**

**Beginning at the most Northerly corner of Lot 5, Block 4, WAGON TRAIL ACREAGES NO. 1; thence Southwesterly along the Westerly line of Lot 5, 30 feet; thence Southeasterly 210 feet, more or less, to the most Southerly corner of Lot 4, said Block 4; thence North 45° 36' 15" West 209.74 feet to the point of beginning.**

**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 **\$342,500.00**. (Here comply with requirements of ORS 93.030)

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

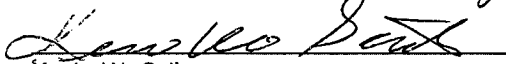
APN:

Statutory Warranty Deed  
- continued

File No.: **7064-3477677 (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.

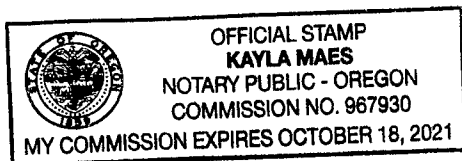
Dated this 28 day of May, 2020.


  
Kevin W. Sailors

  
Sherry K. Sailors

STATE OF Oregon )  
County of Deschutes )ss.  
)

This instrument was acknowledged before me on this 28 day of May, 2020  
by **Kevin W. Sailors and Sherry K. Sailors.**





Notary Public for Oregon  
My commission expires: Oct. 18, 2021