



THIS SPACE RESERVED FOR

2020-007239

Klamath County, Oregon

06/12/2020 01:10:44 PM

Fee: \$102.00

After recording return to:

James Lee Akins

39330 Chiloquin Ridge Road

Chiloquin, OR 97624

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

James Lee Akins

39330 Chiloquin Ridge Road

Chiloquin, OR 97624

File No. 377762AM

STATUTORY WARRANTY DEED

Linda Louise DeAmaral, Laurel Diane Duffus, Norman Jerome Willhite, Michael David Willhite, and Steven Douglas Willhite ,

Grantor(s), hereby convey and warrant to

James Lee Akins,

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:

That portion of the W1/2 E1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River.

TOGETHER WITH a non-exclusive easement for a roadway for ingress and egress, 30 feet in width, over the E1/2 E1/2 W1/2 SW1/4 NE1/4 and the E1/2 of the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River, said roadway to be located South of a line 300 feet South of the South boundary of Sprague River and North of the South boundary of SW1/4 NE1/4 of said Section 35, and extending from the tract herein conveyed to the West boundary of the Chiloquin Ridge Road.

The true and actual consideration for this conveyance is \$100,000.00.

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 11th day of June, 2020.

Linda Louise DeAmaral
Linda Louise DeAmaral

Laurel Diane Duffus
Laurel Diane Duffus

Michael David Willhite
Michael David Willhite

Norman Jerome Willhite
Norman Jerome Willhite

Steven Douglas Willhite

SIGNED IN COUNTERPART

State of Oregon } ss
County of Klamath }

On this 11 day of June, 2020, before me Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Linda Louise DeAmaral, Laurel Diane Duffus, Michael David Willhite, Norman Jerome Willhite, known or identified to me to be the person(s) whose name(s) 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/1/2023



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 11 day of June, 2020.

Linda Louise DeAmaral

Laurel Diane Duffus

Michael David Willhite

Norman Jerome Willhite

Steven Douglas Willhite
Steven Douglas Willhite

SIGNED IN COUNTERPART

State of Oregon } ss
County of Klamath }

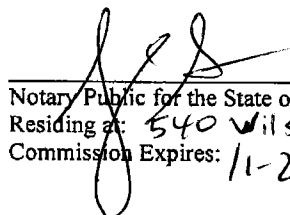
On this ____ day of June, 2020, before me _____, a Notary Public in and for said state, personally appeared Linda Louise DeAmaral, Laurel Diane Duffus, Michael David Willhite, Norman Jerome Willhite, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

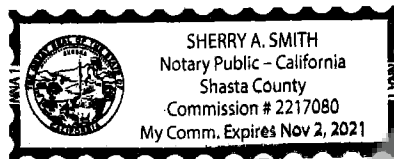
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of
Residing at: Klamath County
Commission Expires:

Page 3 Statutory Warranty Deed
Escrow No. 377762AM
State of CA } ss
County of California }

On this 11 day of June, 2020, before me Sherry A Smith, a Notary Public in and for said state, personally appeared Steven Douglas Willhite, 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 California
Residing at: 540 Wilshire Dr #21, Redding, CA 96002
Commission Expires: 11-2-2021



Unofficial Copy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Shasta

)
) ss

On 6-11-2020 before me Sherry A. Smith, Notary Public, personally appeared Steven Douglas Willhite, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(affix seal)

