

2020-007615

Klamath County, Oregon



00260948202000076150010019

06/22/2020 02:18:49 PM

Fee: \$82.00

After recording return to:

David Thompson

P.O. Box 660626

Arcadia, Ca. 91066

Until a change is requested

All tax statements mail to:

Richard and Tonya Gettmann

11727 SE 56th Avenue

Milwaukie, Oregon 97222

STATUTORY WARRANTY DEED

David Robert Thompson and Elizabeth Jane Thompson, Trustees of the Thompson Family Trust Dated August 16, 2000 as Grantor, conveys and warrants to Richard Gettmann and Tonya Gettmann, Grantee the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 3A Block 11, Klamath Falls Forest Estates, Sycan unit. Tax number 179014

THAT PORTION OF LOT 3 BLOCK 11 KLAMATH FALLS FOREST ESTATES SYCAN UNIT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE S. 89°59'20" E. 360.00 FEET; THENCE SOUTH 200 FEET; THENCE S. 54°02'28" E. 25.98 FEET; THENCE S. 35°57'32" W. 1000 FEET; THENCE N. 54°02'28" W. TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 3; THENCE N. 34°23'58" E. ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING OF SAID LOT 3 BLOCK 11.

according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930

The true consideration for this conveyance is \$24,000.00 (here comply with requirements of ORS 93.030)

Personally appeared

David Robert Thompson, TRUSTEE

Elizabeth Jane Thompson, TRUSTEE

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 the document.

State of California

County of Los Angeles

On 06/17/2020 before me,

Bianca De La Rosa, Notary Public

Personally appeared David Robert Thompson, Elizabeth Jane Thompson

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) 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 Signature of notary public

