

**2020-007634****Klamath County, Oregon**

06/22/2020 03:27:15 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Truman N. Tow II and Tammy Tow

5201 Walton Dr.

Klamath Falls, OR 97603

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

Truman N. Tow II and Tammy Tow

5201 Walton Dr.

Klamath Falls, OR 97603

File No. 374158AM

STATUTORY WARRANTY DEED**Kristine Y. Alves,**

Grantor(s), hereby convey and warrant to

Truman N. Tow II and Tammy Tow, as Tenants by the Entirety,

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:

Parcel 1 of Land Partition 17-90, situated in Lot 1 of HOMEDALE, being in the NW1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point, as marked with a 5/8" x 30" iron pin, with a Tru-Line Surveying plastic cap, on the Northeasterly right of way line of Walton Drive, from which the Southeasterly corner of said Lot 1 bears South 43° 35' 35" East 6.2 feet; thence North 43° 35' 35" West along said Northeasterly right of way line 229.65 feet to the true point of beginning; thence North 39° 46' 34" East 95.69 feet; thence along the Northerly line of this Tract, South 66° 07' 50" East 102.32 feet; thence South 41° 11' 07" West 134.84 feet to the Northeasterly right of way line of Walton Drive; thence along said Northeasterly right of way line North 43° 35' 35" West 95.72 feet to the point of beginning.

The true and actual consideration for this conveyance is \$205,000.00.

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.

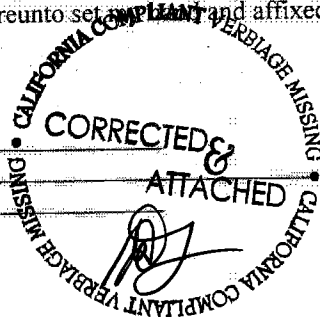
Dated this 18th day of June, 2020

Kristine Y. Alves
Kristine Y. Alves

State of _____ } ss
County of _____ }

On this _____ day of June, 2020, before me, _____ a Notary Public in and for said state, personally appeared Kristine Y. Alves, 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: _____
Commission Expires: _____



ATTACHED TO: Warranty Deed

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 Yolo

On June 18, 2020 before me, Theresa D Leite, Notary Public
(insert name and title of the officer)

personally appeared Kristine Y. Alves
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



(Seal)

