

2020-007745

Klamath County, Oregon



00261098202000077450020027

06/25/2020 09:31:21 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Bonnie J. Bailey
Steven L. McIntire
PO Box 10172
Eugene OR 97440

Send all tax statements to the above address
until a change is requested.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS WARRANTY DEED, executed this 17th day of June, 2020,

by Wilbert G. Bailey and Jo Ann Bailey (hereinafter referred to as "Grantor") whose mailing address is 33187 Howe Ln, Creswell OR 97426 to Bonnie J. Bailey and Steven L. McIntire (hereinafter referred to as "Grantees") whose post office/ mailing address is PO Box 10172 Eugene OR 97440.

WITNESSETH, that Grantors, for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto Grantees forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, free and clear of encumbrances except as specifically set forth herein, to wit:

Lot 11 in BLOCK 12 of TRACT No, 1043, TWO RIVERS NORTH, according to the official plat thereof on file in the office the county clerk of Klamath County, Oregon.

SUBJECT TO all easements, rights-of-way and protective covenants, 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.

Executed on this 17th, day of June, 2020

Wilbert G. Bailey
Wilbert G. Bailey

Jo Ann Bailey
Jo Ann Bailey

SUBSCRIBED AND SWORN to before me this 17th day of June by
Wilbert G. Bailey & Jo Ann Bailey.

Teresa R. Boyce
Notary Public for Oregon

