



**2020-008001**

**Klamath County, Oregon**

**06/30/2020 03:14:51 PM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lance J. Hill and Shandra Hill

2341 Stevens Rd.

Eagle Point, OR 97524

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

Lance J. Hill and Shandra Hill

2341 Stevens Rd.

Eagle Point, OR 97524

File No. 371374AM

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**STATUTORY WARRANTY DEED**

**Amy Elizabeth Anderson who acquired title as Amy Alexander Anderson,**

Grantor(s), hereby convey and warrant to

**Lance J. Hill and Shandra Hill, 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:

**The W 1/2 SE 1/4 NW 1/4 NE 1/4, E 1/2 SW 1/4 NW 1/4 NE 1/4, N 1/2 NE 1/4 SW 1/4 NE 1/4 , Section 17, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, also known as Lots 21, 22 and 25, SCOTT CREEK LAND PARTITION, in the County of Klamath, State of Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3107-01700-00700**

**3107-01700-00600**

**3107-01700-01100**

The true and actual consideration for this conveyance is \$175,000.00.

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:

***"2020-2021 Real Property Taxes, a lien not yet due and payable"***

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 26th day of June, 2020.

Amy Elizabeth Anderson by Nancy C. Mercado, her attorney in fact  
Amy Elizabeth Anderson by Nancy C. Mercado, her attorney in fact

State of Oregon} ss.  
County of Klamath}

On this 26 day of June, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Nancy C. Mercado known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Amy Elizabeth Anderson, and acknowledged to me that he/she/they subscribed the name of Amy Elizabeth Anderson as principal and his/her own name as Attorney-in-fact.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

