



2020-008108

Klamath County, Oregon

07/02/2020 11:18:54 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sylvia Smith

16901 SE Division St., Unit 52

Portland, OR 97236

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

Sylvia Smith

16901 SE Division St., Unit 52

Portland, OR 97236

File No. 379607AM

STATUTORY WARRANTY DEED

William J. Fortner ,

Grantor(s), hereby convey and warrant to

Sylvia Smith,

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:

Lot 15, Block 4, Tract 1029, SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$8,000.00.

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.

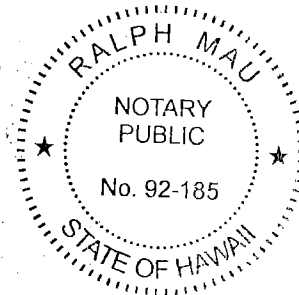
Dated this 30 day of June, 2020.

William J. Fortner
William J. Fortner

State of HAWAII ss
County of Honolulu

On this 30 day of June, 2020, before me, Ralph Mau a Notary Public in and for said state, personally appeared William J. Fortner, 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.

Ralph Mau
Notary Public for the State of HAWAII
Residing at: Honolulu HAWAII
Commission Expires: 3-24-2024



Doc. Date: 6/30/2020 # Pages 2

Notary Name: RALPH MAU First Circuit

Doc. Description Statutory

Warranty Deed

Ralph Mau 6/30/2020
Notary Signature Date

NOTARY CERTIFICATION

