

2020-008127

Klamath County, Oregon



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07/02/2020 02:06:43 PM

Fee: \$87.00

Unless a change is requested, all tax statements shall be sent to grantee at the following address:  
34424 Walnut Lane, Creswell, OR 97426.

After recording, return to: Don Walken, 34424 Walnut Lane, Creswell, OR 97426.

WARRANTY DEED - STATUTORY FORM

Donald A. Walken, Grantor, conveys and warrants to Donald Allen Walken, Trustee of the Donald Allen Walken Living Trust, dated December 10, 2019, as Grantee, the following described real property situated in Klamath County, Oregon and free of encumbrances except as specifically set forth herein, to-wit:

Lot 4 in Section 30, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Except that portion lying within the boundaries of a legally dedicated road or highway.

This property is free from encumbrances, EXCEPT:

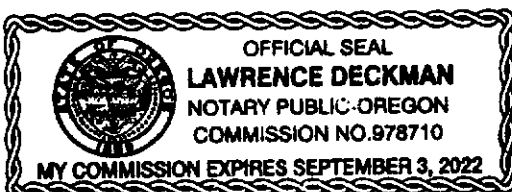
1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
3. Rights of the public in and to that portion of the above described property lying within the boundaries of public roads or highways.
4. Statement of Owners of Fee Patent Indian Lands to Accompany Application for Right of way, including the terms and provisions thereof, dated July 7, 1959, recorded August 26, 1959, in Miscellaneous Vol. 13 page 535, records of Klamath County, Oregon. Affects Route KIR S-26, Boundary Butte Lookout Road.

The true consideration for this conveyance is to change vesting and other good and valuable consideration.

DATED this 10 day of December, 2019.

STATE OF OREGON, County of Lane) ss.

The foregoing instrument was acknowledged before me on the 10 day of Dec., 2019, by Donald A. Walken.

  
Notary Public for the State of Oregon

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.

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