



2020-008359

Klamath County, Oregon

07/09/2020 09:04:38 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David Perch and Brandon Coy

23301 Cedar Mountain Dr.

Rapidan, VA 22733

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

David Perch and Brandon Coy

23301 Cedar Mountain Dr.

Rapidan, VA 22733

File No. 370183AM

STATUTORY WARRANTY DEED

Quinton Garrett and Melanie Garrett, with rights of survivorship,

Grantor(s), hereby convey and warrant to

David Perch and Brandon Coy, not as Tenants in Common, but with Rights of Survivorship

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 North 704 feet of the South 1936 feet of the East 2475 feet of the SE1/4 of Section 30, Township 35 South, Range 12 East of the Willamette Meridian.

EXCEPTING THEREFROM the East 1237.5 feet thereof.

The true and actual consideration for this conveyance is \$12,000.00.

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 27 day of June, 2020

Quinton Garrett

Quinton Garrett

Melanie Garrett

Melanie Garrett

State of WV } ss
County of Calhoun

On this 27 day of June, 2020, before me, Pamela S. Davis a Notary Public in and for said state, personally appeared Quinton Garrett and Melanie Garrett, 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.

Pamela S. Davis

Notary Public for the State of WV

Residing at: Grantsville, WV

Commission Expires:

