

THIS SPACE RESERVED FO

2020-008359

Klamath County, Oregon 07/09/2020 09:04:38 AM

Fee: \$87.00

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

Quienton 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.

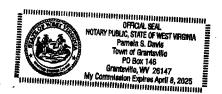
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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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.

2020

Dated this 21 day of 0010		
O't Aug		
Quienton Garrett		
Mela Sarrett		
Melanie Garrett		
State of WV } ss County of Calhoun}		
On this 27 day of the 2020, before n personally appeared Quienton Garrett and Melan	ie Garrett, known or identified to n	ne to be the person(s) whose name(s) is/are
subscribed to the within Instrument and acknowle	edged to me that he/she/they execu	ted same.
IN WITNESS WHEREOF, I have hereunto set n	ny hand and amixed my omicial sea	i the day and year in this certificate hist
above written.		
Vanela Silains		
Notary Public for the State of		



Residing at: Chan Suide Los

Commission Expires: