



THIS SPACE RESERVED FOR

2020-008362

Klamath County, Oregon

07/09/2020 09:37:08 AM

Fee: \$87.00

After recording return to:

Scott G. Hevern and Deborah L. Hevern

11832 Hwy 66

Klamath Falls, OR 97601

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

Scott G. Hevern and Deborah L. Hevern

11832 Hwy 66

Klamath Falls, OR 97601

File No. 377846AM

### STATUTORY WARRANTY DEED

**Todd R. Montgomery and Luzmaria V. Montgomery, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Scott G. Hevern and Deborah L. Hevern, 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:

**Beginning at a point on the South line of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is North 89° 39' East 650.6 feet from the 1/4 Section corner common to Sections 32 and 33, thence North 0° 06' East 1523.9 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72° 19' East 346.3 feet; thence South 0° 06' West 1627 feet; thence South 89° 39' West 330 feet to the place of beginning, being in the W1/2 NW1/4 of Section 33 aforesaid.**


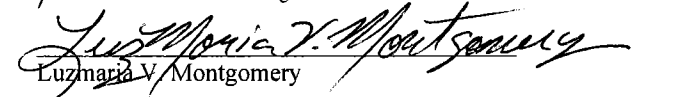
The true and actual consideration for this conveyance is \$475,000.00.

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"*

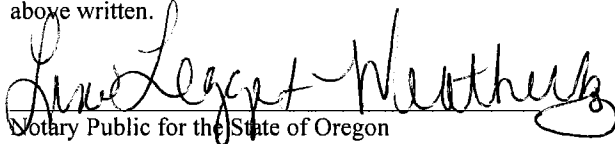
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8 day of July, 2020

  
Todd R. Montgomery  
  
Luzmaria V. Montgomery

State of Oregon } ss  
County of Klamath }

On this 8 day of July, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Todd R. Montgomery and Luzmaria V. Montgomery, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 10/1/2023

