



2020-008919

Klamath County, Oregon

07/21/2020 12:09:19 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jeff W. Sumner and Andrea M. Sumner

2141 Gettle Street

Klamath Falls, OR 97603

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

Jeff W. Sumner and Andrea M. Sumner

2141 Gettle Street

Klamath Falls, OR 97603

File No. 375244AM

### STATUTORY WARRANTY DEED

**Eugene Dalene Campbell ,**

Grantor(s), hereby convey and warrant to

**Jeff W. Sumner and Andrea M. Sumner, 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:

**A portion of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Easterly boundary of the said E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, which is North 88 degrees 57' East 330.02 feet, and thence North 0 degrees 35' West, 513.8 feet from the Southwest corner of the SE1/4 NW1/4 of said Section 2, thence North 0 degrees 35' West, along the East boundary of said E1/2 W1/2 W1/2 SE1/4 NW1/4, a distance of 75 feet; thence South 89 degrees 25' West 135 feet; thence South 0 degrees 35' East, 75 feet; thence North 89 degrees 25' East, 135 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$168,000.00.

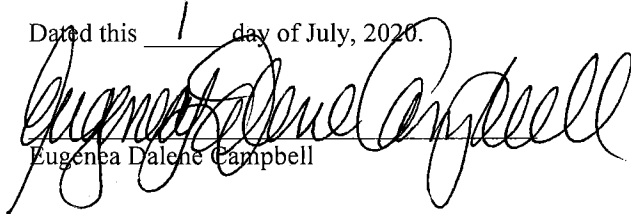
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**"2020-2021 Real Property Taxes, a lien not yet due and payable"**

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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.

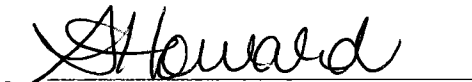
Dated this 1 day of July, 2020.

  
Eugenea Dalene Campbell

State of Oregon } ss  
County of Klamath }

On this 1<sup>st</sup> day of July, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Eugenea Dalene Campbell, 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 County  
Commission Expires: 10-1-23

