



THIS SPACE RESERVED FOR

2020-009433

Klamath County, Oregon

07/31/2020 03:22:38 PM

Fee: \$87.00

After recording return to:

Betty L. Murray

1720 Crest St.

Klamath Falls, OR 97603

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

Betty L. Murray

1720 Crest St.

Klamath Falls, OR 97603

File No. 386490AM

STATUTORY WARRANTY DEED

D & P Properties, an Oregon partnership,

Grantor(s), hereby convey and warrant to

Betty L. Murray,

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:

Lot 34, Block F of HOMECREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed in Volume 326, page 303, Deed Records of Klamath County, Oregon, being more particularly described as follows:

A portion of Lot 34, HOMECREST, more particularly described as follows:

Beginning at the Southeast corner of Lot 33 in said subdivision; thence North 89°49' East along the Southerly line of Lot 34 of said subdivision a distance of 35 feet; thence North 0°11' West at right angles to the Southerly line of Lot 34 and parallel with the West line of said Lot to a point on the Southerly line of Crest Street; thence North 62°30' West to the lot line between Lots 33 and 34 of said subdivision; thence South 00°11' East to the point of beginning.

The true and actual consideration for this conveyance is \$140,000.00.

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"

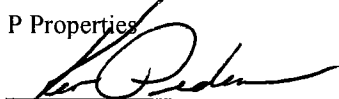
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 28 day of July, 2020

D & P Properties

By:


Kent L. Pederson, Partner


By:


Phillip B. Doddridge, Partner

State of Oregon} ss.
County of Klamath}

On this 28th day of July, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Kent L. Pederson and Phillip B. Doddridge known or identified to me to be the partner(s) of D & P Properties Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

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: 10/23/2022

