

RECORDING REQUESTED BY:

300 Klamath Ave
Klamath Falls, OR 97601

2020-009612

Klamath County, Oregon

08/04/2020 03:55:46 PM

Fee: \$87.00

GRANTOR'S NAME:

Debra A. Berry, Victoria D. Tillery, Richard L. Eccles, and Kathy M. Newell

GRANTEE'S NAME:

Glenn W. Tillery and Amber R. Tillery

AFTER RECORDING RETURN TO:

Order No.: 470320067393-MW

Glenn W. Tillery and Amber R. Tillery, as tenants by the entirety
1022 Upham Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Glenn W. Tillery and Amber R. Tillery
1022 Upham Street
Klamath Falls, OR 97603

1022 Upham Street, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Debra A. Berry and Victoria D. Tillery and Richard L. Eccles and Kathy M. Newell, as tenants in common, Grantor, conveys and warrants to **Glenn W. Tillery and Amber R. Tillery, as tenants by the entirety,** Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots D and E in Block 69 of Supplemental plat of Lots 6, 7, and 8 Block 67; Lots 1, 2, and 3, Block 68 and Lots 1, 2, and 5, Block 69 of NICHOLS ADDITION to the city of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$45,000.00)**. (See ORS 93.030).

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as they appear of record.

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.

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STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/3/2020

Debra A. Berry
Debra A. Berry

Victoria D. Tillery
Victoria D. Tillery

Richard L. Eccles
Richard L. Eccles

Kathy M. Newell
Kathy M. Newell

State of Oregon
County of Josephine

This instrument was acknowledged before me on 8/3/2020 by Debra A. Berry,

[Signature]
Notary Public - State of Oregon
My Commission Expires: 07-07-23



State of Oregon
County of Josephine

This instrument was acknowledged before me on 8/3/2020 by Victoria D. Tillery

[Signature]
Notary Public - State of Oregon
My Commission Expires: 07-07-23



State of Oregon
County of Josephine

This instrument was acknowledged before me on 8/3/2020 by Richard L. Eccles

[Signature]
Notary Public - State of Oregon
My Commission Expires: 07-07-23



State of Oregon
County of Josephine

This instrument was acknowledged before me on 8/3/2020 by Kathy M. Newell.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 07-07-23

