

2020-009858

Klamath County, Oregon

08/10/2020 02:02:41 PM

Fee: \$87.00

Return To:



After Recording Return to:

Sarah Dawn Heavilin

149071 Mabel Dr.

La Pine, OR 97739

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE10788 / 385217AM

STATUTORY WARRANTY DEED

Mike Ferrell and Cherr'ee Ferrell,

herein called grantor, convey(s) and warrant(s) to

Sarah Dawn Heavilin,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 12 in Block 17 of TRACT NO. 1061, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(Tax ID: #130281, Map & Taxlot: #230913C005800)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$266,000.00.**

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, AND 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: Aug 4, 2020

Mike Ferrell
Mike Ferrell

Cherr'ee Ferrell
Cherr'ee Ferrell

STATE OF OREGON, County of Deschutes) ss.

On August 4th 2020 personally appeared the above named **Mike Ferrell and Cherr'ee Ferrell** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Brooke Bragg

Notary Public for Oregon

My commission expires: 1/30/2021

Official Seal

