



THIS SPACE RESERVED FOR

2020-010399

Klamath County, Oregon

08/20/2020 10:27:28 AM

Fee: \$87.00

After recording return to:

Patty Lou Neel

5303 Hilldale St

Klamath Falls, OR 97603

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

Patty Lou Neel

735 Hanks St

Klamath Falls, OR 97601

File No. 394396AM

### STATUTORY WARRANTY DEED

**Katherine L. Sagunsky, Trustee of the Katherine L. Sagunsky Trust uad May 31, 2011,**

Grantor(s), hereby convey and warrant to

**Patty Lou Neel,**

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:

**Unit 35, Tract 1434, THE HARBOR ISLES GOLF COURSE CONDOMINIUM STAGE 17, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH the general and limited common elements pertaining thereto as provided in the Supplemental Declaration submitting State 17 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded October 6, 2004 in Volume M04, page 67645, Microfilm Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated by this reference.**

The true and actual consideration for this conveyance is \$275,000.00.

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 10 day of August, 2020

Katherine L. Sagunsky, Trustee of the Sagunsky Trust.

By: Katherine L. Sagunsky TTEE  
Katherine L. Sagunsky, Trustee

State of Oregon} ss.  
County of Klamath}

On this 20 day of August, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Katherine L. Sagunsky known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the, and acknowledged to me that he/she/they executed the same as Trustee.  
/Katherine L. Sagunsky Trust UAD May 31, 2011 *KL*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon»  
Residing at: Klamath  
Commission Expires: 10/1/2023

