



THIS SPACE RESERVED FOR

2020-010411

Klamath County, Oregon

08/20/2020 12:19:58 PM

Fee: \$87.00

After recording return to:

Marc Campolo and Debbie Campolo

2116 Kimberly Dr.

Klamath Falls, OR 97603

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

Marc Campolo and Debbie Campolo

2116 Kimberly Dr.

Klamath Falls, OR 97603

File No. 390476AM

STATUTORY WARRANTY DEED

Timothy C. Anderson and Beckie L. Anderson, Trustees of the Timothy and Beckie Anderson Trust dated December 9, 1998,

Grantor(s), hereby convey and warrant to

Marc Campolo and Debbie Campolo, 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:

Lot 21 in Block 3 of TRACT 1120 - SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$399,900.00.

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 18 TH day of AUGUST, 2020.

Timothy and Beekie Anderson Trust

By: Timothy C. Anderson, TTEE
Timothy C. Anderson, Trustee

By: Beekie L. Anderson, TTEE
Beekie L. Anderson, Trustee

State of Oregon} ss.
County of Klamath}

On this 18 day of August, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Timothy C. Anderson and Beekie L. Anderson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Timothy and Beekie Anderson Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Jenny Annette Brazil
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 10/23/2022

