



THIS SPACE RESERVED FOR

2020-010493

Klamath County, Oregon

08/21/2020 01:50:31 PM

Fee: \$87.00

After recording return to:

Jeffrey R Klohk and Michelle L Klohk

21459 S Jubb Rd

Estacada, OR 97023

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

Jeffrey R Klohk and Michelle L Klohk

21459 S Jubb Rd

Estacada, OR 97023

File No. 393417AM

STATUTORY WARRANTY DEED

Duane Prater ,

Grantor(s), hereby convey and warrant to

Jeffrey R Klohk and Michelle L Klohk, 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:

The E1/2 of the N1/2 of the S1/2 of the SE1/4 of the NE1/4 of Section 8, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2508-00800-01800

The true and actual consideration for this conveyance is \$47,000.00.

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"

Return to: 

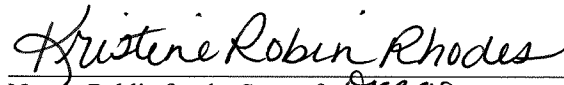
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 5 day of August, 2020.


Duane Prater

State of Oregon } ss
County of Lake }

On this 5th day of August, 2020, before me, Kristine Robin Rhodes a Notary Public in and for said state, personally appeared Duane Prater, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that ~~he~~ she/they executed same.
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: 1980 River Road, Eugene OR 97401
Commission Expires: November 18, 2022

