



THIS SPACE RESERVED FOR

2020-010958

Klamath County, Oregon

08/31/2020 02:58:01 PM

Fee: \$87.00

After recording return to:

C/O Heather Sciurba @ AmeriTitle

300 Klamath Ave

Klamath Falls Oregon

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

Same as above

File No. 389745AM

STATUTORY WARRANTY DEED

**Jack L. Cannon and Janet C. Cannon,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Mark A. Dulin and Penny J. Dulin, 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:

**Lots 1 and 2 in Block 4, WOODLAND PARK, together with an undivided 2/88th interest in the following described
land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian,
Klamath County, Oregon, and being more particularly described as follows:**

PARCEL A:

**Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian,
and running thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet;
thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said
river bank North 38° 53' 20" West 136.90 feet; thence North 16° West 60.98 feet to the West line of Section 15; thence
Northerly on said Section line 172.92 feet to the point of beginning.**

PARCEL B:

**Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and
running thence North 59° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet;
thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of
this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson
River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40"
West 156.01 feet, more or less, to the true point of beginning of this description.**

The true and actual consideration for this conveyance is \$279,500.00.

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

day of

Aug.

2020

Jack L. Cannon

Janet C. Cannon

State of Oregon } ss
County of Klamath }

On this day of August, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Jack L. Cannon and Janet C. Cannon, 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: Klamath Falls OR

Commission Expires:

Dec. 17 2021

