



2020-011020

Klamath County, Oregon

09/01/2020 10:55:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Travis D. Mingo

3723 Pepper Tree Dr.

Eugene, OR 97402

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

Travis D. Mingo

3723 Pepper Tree Dr.

Eugene, OR 97402

File No. 395698AM

STATUTORY WARRANTY DEED

Karl Eric Tinney and Shirley Jean Tinney, as Tenants by the Entirety as to Parcel 1

and

Karl Eric Tinney and Shirley Jean Tinney, as to Parcel 2,

Grantor(s), hereby convey and warrant to

Travis D. Mingo,

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:

PARCEL 1:

Lot 6 in Block 5 of TRACT NO. 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, that portion Deeded to the State of Oregon Department of Transportation Highway Division, recorded May 21, 1990 in Volume M90, page 9642, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Lots 7 and 8, Block 5, Tract No. 1019, WINEMA PENINSULA UNIT #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, by Warranty Deed recorded May 14, 1990 in Volume M90 at Page 9164, Klamath County records.

The true and actual consideration for this conveyance is \$48,000.00.

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"

82

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 20th day of August, 2020

Karl Eric Tinney
Karl Eric Tinney

Shirley Jean Tinney
Shirley Jean Tinney

State of } Oregon
County of Klamath

On this 20th day of August, 2020, Twila Jean Pellegrino, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County - Oregon
Commission Expires: 11-19-2022

