



THIS SPACE RESERVED FOR

2020-011200  
Klamath County, Oregon  
09/04/2020 10:36:01 AM  
Fee: \$87.00

After recording return to:  
Milton Henry Heaton Jr. and Tatiana Aleksandra Currie  
5821 Valley Ct.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
Milton Henry Heaton Jr. and Tatiana Aleksandra Currie  
5821 Valley Ct.  
Klamath Falls, OR 97603  
File No. 397072AM

STATUTORY WARRANTY DEED

**Katherine M. Tofell and Karen L. Weatherby (Tofell)**  
**With Rights of Survivorship,**

Grantor(s), hereby convey and warrant to

**Milton Henry Heaton Jr. and Tatiana Aleksandra Currie, with Rights of Survivorship**

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 8 in BLock 3 of Tract 1036 - known as Second Addition to Valley View, 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 \$230,000.00.  
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 3 day of SEPTEMBER, 2020.

Katherine M. Tofell  
Katherine M. Tofell

Karen L. Weatherby  
Karen L. Weatherby, formerly known as Karen L. Tofell

Karen L. Weatherby Living Trust

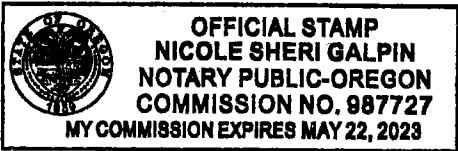
By:

Karen L. Weatherby  
Karen L. Weatherby, Trustee

State of Oregon } ss  
County of Klamath }

On this 3 day of September, <sup>Kathrine<sup>ns</sup></sup> 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared ~~Karen M. Tofell~~ 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.

Nicole S Galpin  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 5.22.2023



State of Oregon } ss  
County of Klamath }

On this 3 day of September, 2020, before me, Nicole S Galpin a Notary Public in and for said state, personally appeared **Karen L. Weatherby, individually and as Trustee of the Karen L. Weatherby Living Trust** 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.

Nicole S Galpin  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 5.22.2023

