

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2020-011238

Klamath County, Oregon



00265097202000112380030036

09/04/2020 02:54:22 PM

Fee: \$92.00

Tax statements No change
WHEN RECORDED RETURN TO:

Ronnie Merrill Allen
1636 Blue Pool Way
Chiloquin, Oregon, 97624

WARRANTY DEED

THE GRANTOR(S),

- Ronnie Merrill Allen, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Ronnie Merrill Allen and Pamela Jean Allen, 1636 Blue Pool Way, Chiloquin, Klamath County, Oregon, 97624,

the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon:

** Not co-tenants in common but with rights & survivorship*

Legal Description: See attached *Schedule A*

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Returned at Counter

Tax Parcel Number: 3507-017DC-02000

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. 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.

Grantor Signatures:

DATED: 09/04/2020
RON ALLEN

Ronnie Merrill Allen
1636 Blue Pool Way
Chiloquin, Oregon, 97624

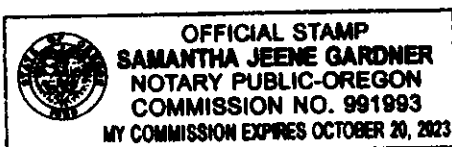
STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 4 day of September,
2020 by Ronnie Merrill Allen.
Ronnie m Allen
(Ron Allen)

Samantha Gardner
Notary Public

Signature of person taking acknowledgment

Recorder
Title (and Rank)



My commission expires

October 20, 2023

EXHIBIT "A"

363830AM

Vacated Lots 12 and 14 in Block 4, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/80th interest in and to the following described property: The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, and North of the Williamson River, in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.