



THIS SPACE RESERVED FOR

2020-011285

Klamath County, Oregon

09/08/2020 01:30:01 PM

Fee: \$87.00

After recording return to:

David Lindecamp and Stacey McCauley

1211 Lynnewood Boulevard
Boulevard

Klamath Falls, OR. 97601 Klamath Falls, OR 97601

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

David Lindecamp and Stacey McCauley

1211 Lynnewood Boulevard
Boulevard

Klamath Falls, OR. 97601 Klamath Falls, OR 97601

File No. 396559AM

STATUTORY WARRANTY DEED

Philip L. Capurro ,

Grantor(s), hereby convey and warrant to

David Lindecamp and Stacey McCauley, as Tenants in Common,

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 1 in Block 1 of Tract 1091, LYNNEWOOD, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.**

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

The true and actual consideration for this conveyance is \$255,000.00.

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 3rd day of September, 2020.

Phillip L. Capurro by Kathryn M. Dhein, attorney in fact
Phillip L. Capurro, by Kathryn M. Dhein, attorney in fact

State of Oregon} ss.
County of Deschutes }

On this 3rd day of September, 2020, before me, Toni D. Rooney, a Notary Public in and for said state, personally appeared Kathryn M. Dhein known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact for Phillip L. Capurro, and acknowledged to me that he/she/they subscribed the name of Phillip L. Capurro as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Toni D. Rooney

Notary Public for the State of Oregon
Residing at: Klamath County Deschutes County
Commission Expires: 7/9/2024

