## 2020-011325

Klamath County, Oregon

09/09/2020 09:19:00 AM

Fee: \$87.00

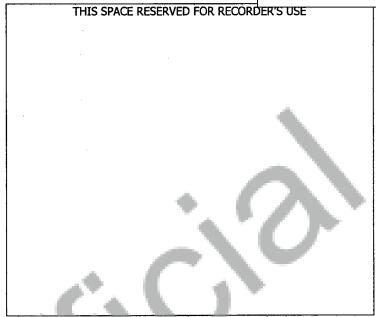


After recording return to: Dwight Panton PO Box 309 La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address: Dwight Panton PO Box 309 La Pine, OR 97739

File No.: 7064-3537824 (SNB)
Date: August 04, 2020

THUWS MM



## STATUTORY WARRANTY DEED

William M. McNeely and Marni F. McNeely, Trustees, of the McNeely Family Trust dated August 1, 2002, Grantor, conveys and warrants to **Dwight Panton**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Lot 8 in Block 1 of Wagon Trail Acreages No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

## Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
- 2. The 2020-2021 Taxes, a lien not yet payable.

The true consideration for this conveyance is \$72,500.00. (Here comply with requirements of ORS 93.030)

First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 27 day of August 25 gm, 20 20.

| Trustees, of the McNeely Family Trust dated |
|---|
| August 1, 2002                              |
| William M. M. Much                          |
| William M. McNeely, Trustee                 |
| Marr J. Mc Nacly                            |
| Marni F. McNeely, Trustee                   |

William M. McNeely and Marni F. McNeely.

STATE OF Oregon ) )ss.
County of Klamath Washington )

This instrument was acknowledged before me on this 27 day of August, 2020 by as of William M. McNeely and Marni F. McNeely, Trustees, of the McNeely Family Trust dated August 1, 2002, on behalf of the Wild.



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Notary Public for Oregon

My commission expires: //-07-2021