

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

3:16:05 AM

THIS SPACE RESERVED FOR RECORDER'S USE

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)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

File No.: 7064-3537824 (SNB)

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 2020, 2020.

William M. McNeely and Marni F. McNeely,
Trustees, of the McNeely Family Trust dated
August 1, 2002

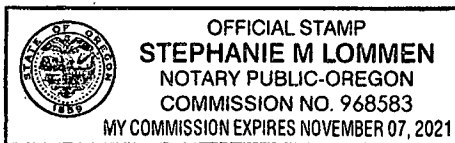
August 1, 2002

 William M. McNeely, Trustee

Marni F. McNeely, Trustee

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 trust.



Stephanie L. Lommen

Notary Public for Oregon
My commission expires: 11-07-2021