



2020-011369

Klamath County, Oregon

09/09/2020 03:50:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark A. Lamb and Katherine A. Lamb

15855 S Timber Creek Lane

Oregon City, OR 97045

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

Mark A. Lamb and Katherine A. Lamb

15855 S Timber Creek Lane

Oregon City, OR 97045

File No. 390465AM

STATUTORY WARRANTY DEED

Gary P. Doughty and Sandra E. Doughty, as Trustees of the Doughty Revocable Living Trust, under agreement dated July 27, 2015,

Grantor(s), hereby convey and warrant to

Mark A. Lamb and Katherine A. Lamb, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$465,000.00.

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"

92 ✓
928

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 4th day of September, 2020

Gary P. Doughty and Sandra E. Doughty, Trustees of the Doughty Revocable Living Trust dated July 27, 2015

By: [Signature]
Gary P. Doughty, Trustee

By: [Signature]
Sandra E. Doughty, Trustee

State of Oregon} ss.
County of Klamath}

On this 4 day of September, 2020, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Gary P. Doughty and Sandra E. Doughty known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Doughty Revocable Living Trust, under agreement dated July 27, 2015, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023

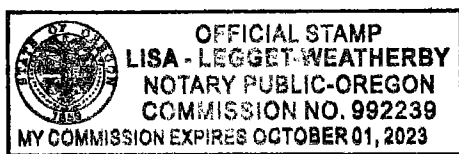


EXHIBIT 'A'

File No. 390465AM

A parcel of land situated in the NE1/4 of the SE1/4 of Section 34 and the NW1/4 of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also being a part of Lot 16, Block 1, of Shadow Hills-1 Subdivision, more particularly described as follows:

Commencing at a 1/2 inch iron pin marking the Northeast corner of Lot 16, Block 1 of Shadow Hills-1 Subdivision, which is the true point of beginning, thence South 23° 56' 00" West along the Westerly right of way line of Summers Lane, 50.00 feet to a 1/2 inch iron pin; thence North 66° 04' 00" West, parallel with the North line of Lot 16, Block 1 of the Shadow Hills-1 Subdivision, 128.64 feet to a 1/2 inch iron pin on the West line of said Lot 16, Block 1, thence North 00° 02' 42" East along the West line of said Lot 16, Block 1, 54.68 feet to a 1/2 inch iron pin at the Northwest corner of said Lot 16, Block 1; thence South 66° 04' 00" East along the North line of said Lot 16, Block 1, 150.78 feet to the true point of beginning.

Also that portion of Lot 16, Block 1, Tract 1031, Shadow Hills Subdivision No. 1, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northwesterly corner of Lot 16; thence South 23° 56' 00" West 50.00 feet to the point of beginning; thence North 66° 04' 00" West 128.64 feet to the West line of said Lot 16; thence South along the West line of Lot 16, 54.68 feet; thence South 66° 04' 00" East 106.49 feet to the East line of Lot 16 thence North 23° 56' 00" East along the Westerly right of way line of Summers Lane to the point of beginning.