



THIS SPACE RESERVED FOR

2020-011579

Klamath County, Oregon

09/11/2020 12:06:00 PM

Fee: \$87.00

After recording return to:

Cyrus D. Lefever and McKenna Morrill-Lefever

5251 Walton Drive,

Klamath Falls, OR 97603

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

Cyrus D. Lefever and McKenna Morrill-Lefever

5251 Walton Drive,

Klamath Falls, OR 97603

File No. 396661AM

STATUTORY WARRANTY DEED

James C. Reynolds and Lisa G. Reynolds, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Cyrus D. Lefever and McKenna Morrill-Lefever, 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:

Beginning at a point on the Southerly line of Lot 2A of HOMEDALE, which point is 93.8 feet East of the most Westerly corner thereof; thence Easterly along the Southerly line of said Lot 2A a distance of 80 feet; thence North 33° 37' East a distance of 129.03 feet; thence North 43° 30' West a distance of 80 feet to the Northeast corner of that parcel of land conveyed to C.E. McClellan, et ux, by deed dated February 21, 1959 and recorded March 10, 1959 in Volume 310, page 423, Deed Records of Klamath County, Oregon; thence South 33° 37' West a distance of 129.03 feet, more or less to the place of beginning.

The true and actual consideration for this conveyance is \$144,000.00.


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"

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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.

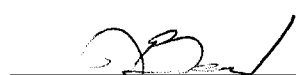
Dated this 10 day of September, 2020


James C. Reynolds


Lisa G. Reynolds

State of Oregon } ss
County of Klamath }

On this 10 day of September, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared James C. Reynolds and Lisa G. Reynolds, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

