



2020-011638
Klamath County, Oregon
09/14/2020 12:40:00 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Naomi P Hardy

8171 Arthur St.

Cotati, CA 94931

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

Naomi P Hardy

8171 Arthur St.

Cotati, CA 94931

File No. 394397AM

STATUTORY WARRANTY DEED

Patricia Joan Marchand ,

Grantor(s), hereby convey and warrant to

Naomi P Hardy,

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:

The East 220 feet of the North 100 feet of the NW1/4 NE1/4 SE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting any portion lying within the Crescent (Odell-Crescent Co. Roadway) Road.

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

2408-025D0-00800

The true and actual consideration for this conveyance is \$70,000.00.

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"

SUBJECT TO: that certain DEED OF TRUST given as security for a debt and recorded as Instrument No. 2019-003505, Mortgage Records of Klamath County, Oregon, wherein Patricia Joan Marchand is the Grantor and Michael A. Shafer and Lorie E. Shafer, is the Beneficiary, WHICH INDEBTEDNESS SECURED BY SAID TRUST DEED GRANTEE HEREIN BY ACCEPTANCE OF THIS DEED ASSUMES AND CONVENANTS WITH THE GRANTOR HEREIN TO FULLY PAY



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 11 day of Sept, 2020

Patricia Joan Marchand
Patricia Joan Marchand

State of Oregon } ss
County of Deschutes }

On this 11 day of Sept, 2020, before me, Jillian Madene Pickle a Notary Public in and for said state, personally appeared Patricia Joan Marchand, 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.

Jillian Madene Pickle
Notary Public for the State of Oregon
Residing at: Laurel Hill
Commission Expires: Oct 16 2020

