



2020-011714

Klamath County, Oregon

09/15/2020 10:43:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Gary C. O'Daniels and Denise R. O'Daniels

1601 Wilford Ave

Klamath Falls, OR 97601

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

Gary C. O'Daniels and Denise R. O'Daniels

1601 Wilford Ave

Klamath Falls, OR 97601

File No. 389673AM

STATUTORY WARRANTY DEED

Michael B. Anderson and Jessie E. Anderson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Gary C. O'Daniels and Denise R. O'Daniels, 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:

Parcel 1:

Lot 3 and the N1/2 of Lot 4 in Block 13 of Fairview Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A parcel of land situated in the E1/2 NW1/4 SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the Northeast corner of Lot 3, Block 13, Fairview Addition to the City of Klamath Falls, Oregon; thence South 89°55' East, along the Easterly prolongation of the North line of said Lot 3, a distance of 44.0 feet; thence South 75.0 feet; thence North 89°55' West, along the Easterly prolongation of the South line of the N1/2 of Lot 4 of said Block 13, a distance of 44.0 feet to the Southeast corner of the N1/2 of said Lot 4; thence North 75.0 feet to the point of beginning.


The true and actual consideration for this conveyance is \$99,000.00.


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"

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 11th day of September, 2020.


Michael B. Anderson


Jessie E. Anderson

State of _____ } ss
County of _____ }

On this ____ day of September, 2020, before me, _____ a Notary Public in and for said state, personally appeared Michael B. Anderson and Jessie E. Anderson, 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 _____
Residing at: _____
Commission Expires: _____

SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt)

On September 11, 2020 before me, Kent Froblom, Notary Public
(insert name and title of the officer)

personally appeared Michael B Anderson Jessie E Anderson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Kent Froblom (Seal)

