



2020-012294

Klamath County, Oregon

09/25/2020 01:16:00 PM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Susan Overton and Diana Slocum
27503 5th Street
Junction City, OR 97448

Until a change is requested all tax
statements shall be sent to the
following address:
Susan Overton and Diana Slocum
27503 5th Street
Junction City, OR 97448

File No.: 7191-3575860 (TS)
Date: September 17, 2020

STATUTORY WARRANTY DEED

Bradley H. Wheeler and Michelle L. Wheeler, Grantor, conveys and warrants to **Susan Overton and Diana Slocum, as tenants in common**, 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 17, in Block 9 of Tract 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. FOR INFORMATIONAL PURPOSES ONLY, THE MAP/TAX ACCT#(S) ARE REFERENCED HERE: R-2607-001C0-06300-000R165804

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 **\$59,950.00**. (Here comply with requirements of ORS 93.030)

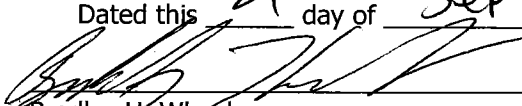
APN:

Statutory Warranty Deed
- continued

File No.: **7191-3575860 (TS)**

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 24 day of Sept., 2020.


Bradley H. Wheeler


Michelle L. Wheeler

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 24 day of Sept., 2020
by **Bradley H. Wheeler and Michelle L. Wheeler.**


Notary Public for Oregon
My commission expires:

