



2020-012410

Klamath County, Oregon

09/28/2020 02:27:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jon C. Buckalew and Janet K. Buckalew

3907 Christine Ln.

Klamath Falls, OR 97603

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

Jon C. Buckalew and Janet K. Buckalew

3907 Christine Ln.

Klamath Falls, OR 97603

File No. 400266AM

STATUTORY WARRANTY DEED

Chance Wells and Elizabeth Wells, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jon C. Buckalew and Janet K. Buckalew, 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:

A parcel of land situated in the N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 9, said point being South 0° 08' West a distance of 608.25 feet from the East one-quarter corner of said Section 9; thence North 0° 08' East along the East line of said Section 9 a distance of 208.71 feet; thence North 89° 52' West at right angles to the East line of said Section 9 a distance of 208.71 feet; thence South 0° 08' West parallel with the East line of said Section 9 a distance of 208.71 feet; thence South 89° 52' East a distance of 208.71 feet to the point of beginning.

The true and actual consideration for this conveyance is \$310,000.00.

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.

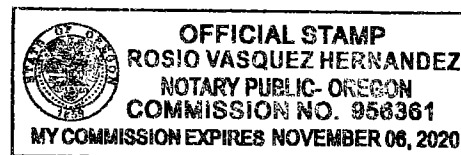
Dated this 28 day of September, 2020.

Chance Wells

Chance Wells

Elizabeth Wells

Elizabeth Wells



State of Oregon } ss
County of Klamath }

On this 28 day of September, 2020, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Chance Wells and Elizabeth Wells, 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.

Rosio V. Hernandez

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: Nov 06, 2020