



2020-012448

Klamath County, Oregon

09/29/2020 10:26:00 AM

Fee: \$82.00

TITLE NO. 0321511
ESCROW NO. VP20-1417 AJB
TAX ACCT. NO. 165333
MAP/TAX LOT NO. 2607-001B0-05700

GRANTOR

LYNNNTON D. SHOEMAKER and TERESA SHOEMAKER

GRANTEE

DAN LAY and LINDA LAY

P.O. Box 279
Elmira, OR 97437

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

LYNNNTON D. SHOEMAKER and TERESA SHOEMAKER, as tenants by the entirety, Grantor,
conveys and warrants to
DAN LAY and LINDA LAY, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 15 in Block 15 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$10,000.00.

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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 20th day of September, 2020.

Lynnnton D. Shoemaker
LYNNNTON D. SHOEMAKER

Teresa Shoemaker
TERESA SHOEMAKER

State of Oregon
County of Lane

This instrument was acknowledged before me on September 28, 2020 by LYNNNTON D.
SHOEMAKER and TERESA SHOEMAKER.

(Notary Public for Oregon)

My commission expires 7-17-2023

