



2020-012464

Klamath County, Oregon

09/29/2020 02:08:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Shirley Tinney and Karl E. Tinney

P. O. Box 719

Chiloquin, OR 97624

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

Shirley Tinney and Karl E. Tinney

P. O. Box 719

Chiloquin, OR 97624

File No. 406525AM

### STATUTORY WARRANTY DEED

**Pamela L. Phillips Wegener, who acquired title as Pamela L. Phillips,**

Grantor(s), hereby convey and warrant to

**Shirley Tinney and Karl E. Tinney, 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:

**Lots 24 and 25, Block 11 of TRACT NO. 1027 – MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$50,000.00.

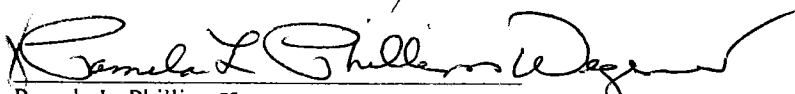
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

***"2020-2021 Real Property Taxes, a lien not yet due and payable"***

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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.

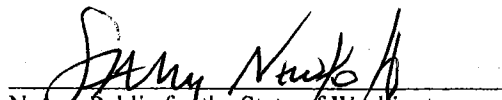
Dated this 28<sup>th</sup> day of September, 2020.

  
Pamela L. Phillips Wegener

STANLEY NEWKOFF  
Notary Public  
State of Washington  
Commission # 182384  
My Comm. Expires Dec 21, 2023

State of Washington } ss  
County of Clallam }

On this 28<sup>th</sup> day of September, 2020, before me, Stanley Newkoff a  
Notary Public in and for said state, personally appeared Pamela L. Phillips/~~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 Washington  
Residing at: Sequim, WA  
Commission Expires: 12/21/2023