



THIS SPACE RESERVED FOR

2020-012959

Klamath County, Oregon

10/09/2020 08:24:00 AM

Fee: \$87.00

After recording return to:

Donna Werner and Byron Werner and Nicholas F

Liday

PO Box 1106

Crescent Lake, OR 97733

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

Donna Werner and Byron Werner and Nicholas F

Liday

PO Box 1106

Crescent Lake, OR 97733

File No. 409950AM

STATUTORY WARRANTY DEED

Don Kearney as to Lot 6

and

Donald L. Kearney, Jr. as to Lots 5, 7, 8, 9 and 10,

Grantor(s), hereby convey and warrant to

Donna Werner and Byron Werner, as Tenants by the Entirety and Nicholas F Liday, as Tenants in Common, with rights of Survivorship,

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 5, 6, 7, 8, 9, 10 in Block 38 of CRESCENT according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM those portions conveyed to the State of Oregon, by and through its State Highway Commission by deeds recorded March 5, 1943 in Deed Volume 153, page 367, recorded April 30, 1943 in Deed Volume 155, page 31; recorded June 30, 1943 in Deed Volume 156, page 339; recorded March 30, 1944 in Deed Volume 163, page 461 and recorded March 25, 1952 in Deed Volume 253, page 583, all records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-030CA-06600

2409-030CA-06700

2409-030CA-06800

2409-030CA-06900

The true and actual consideration for this conveyance is \$1.00 AND OTHER VALUABLE CONSIDERATION.

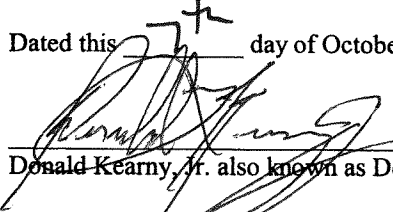
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Return To:

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.

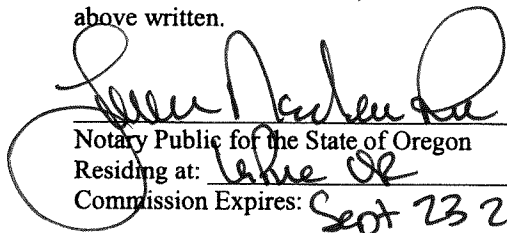
Dated this 7th day of October, 2020.


Donald Kearny, Jr. also known as Don Kearny

State of Oregon } ss
County of Deschutes }

On this 7th day of October, 2020, before me, William Andrew Pickett a Notary Public in and for said state, personally appeared Donald L. Kearney, Jr, 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 Oregon

Residing at: Home OR

Commission Expires: Sept 23 2024