

2020-013074

Klamath County, Oregon

10/12/2020 03:17:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After reco	rding return to:
David G	Wehr and Ruth E Wehr
22912 El	m St.
Klamath	Falls, OR 97601
	ange is requested all tax statements shall be
	following address:
David G	Wehr and Ruth E Wehr
22912 El	m St.
Klamath	Falls, OR 97601
File No.	282245AM

STATUTORY WARRANTY DEED

Matthew G. Fawcett, Trustee of the Matthew G. Fawcett Revocable Trust,

Grantor(s), hereby convey and warrant to

David G Wehr and Ruth E Wehr, husband and wife,

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 2, 3 and 4 in Block 9 of FOX HOLLOW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

R-3606-014CC-07800-000 R-3606-014CC-07700-000 R-3606-014CC-07600-000

The true and actual consideration for this conveyance is \$83,000.00.

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:

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 A GAINST 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 16 day of	May	, 2019		0	
Matthew G. Fawcett Trustee of	\ The Matthew G. I	Fawcett Revocable Tru	ıst		
-W		~ C 1			
Matthew G awcett, Trustee					
State of OR ss.			-	4.	
County of Jackson	TO PURE OFFICE OFFICE OF THE OFFICE OFFI	7 7			
On this day of April said state, personally appeared M	Zoi Natthew G. Fawce	, before me, Shewer	Ray Chamela's atthew G. Fawcett, Trust	- a Notary Public in and for ee known or identified to me	tc
be the person whose name is sub and acknowledged to me that he	scribed to the for	egoing instrument as to	rustee of the The Matthe	w G. Fawcett Revocable Trus	t,
IN WITNESS WHEREOF, I hav above yritten.	e hereunto set m	y hand and affixed my	official seal the day and	year in this certificate first	

Notary Public for the State of OR» Residing at: Medford Commission Expires: 2/3/2023

