



2020-013236

Klamath County, Oregon

10/15/2020 08:37:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul D. Pickett and Deborah M. Pickett

46661 Gerber Rd.

Bonanza, OR 97623

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

Paul D. Pickett and Deborah M. Pickett

46661 Gerber Rd.

Bonanza, OR 97623

File No. 405255AM

STATUTORY WARRANTY DEED

Roy Tereault and Barbara Tereault who acquired title as Roy Terault and Barbara Terault, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Paul D. Pickett and Deborah M. Pickett, 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:

The East 350 feet of the SE1/4 of the NW1/4 of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Reserving the East 30 feet for roadway purposes.

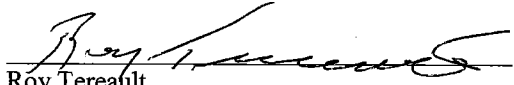
The true and actual consideration for this conveyance is \$165,000.00.

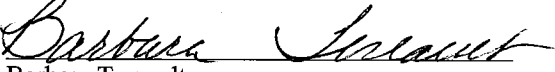
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

"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.

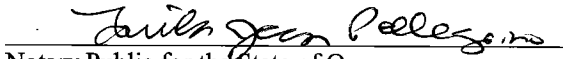
Dated this 12th day of October, 2020


Roy Tereault


Barbara Tereault

State of Oregon } ss
County of Klamath }

On this 12 day of October, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Roy Tereault and Barbara Tereault, 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: Klamath County, Oregon
Commission Expires: 11-19-2022

