

2020-013482

Klamath County, Oregon



00267623202000134820010013

10/20/2020 10:45:24 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO:

Samuel David Law
1 SW Columbia St., Ste. 1800
Portland, OR 97204

SEND TAX STATEMENTS TO:

Audriahna Anderson
9886 SE 42nd Ave.
Milwaukie, OR 97222

STATUTORY WARRANTY DEED

The Estate of Kevin Gerard Werts, with an address of 11925 SW Lincoln Ave, Tigard, Oregon 97223 ("Grantor"), conveys and warrants to Audriahna Anderson, with an address of 9886 SE 42nd Ave, Milwaukie, Oregon 97222 ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, legally described as Lot 13, Block 9 of SUN FOREST ESTATES TRACT 1060.

The property is free of encumbrances, except: CC&Rs, easements, and rights of way of record.

The true consideration for this conveyance is \$0.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 15 day of October 2020.

Grantor

By: *Britni Werts*
Estate of Kevin Gerard Werts
By: Britni Werts, Personal Representative

STATE OF OREGON
COUNTY OF Multnomah } ss.

The foregoing instrument was acknowledged before me on this 15 day of October 2020, by BRITNI WERTS, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Kristen Deane Vineyard
Printed Name: Kristen Deane Vineyard
Notary Public in and for the State of Oregon