

RECORDING REQUESTED BY:



3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Dwayne A Sweet

GRANTEE'S NAME:

Damon B Langley and Michelle E Langley

AFTER RECORDING RETURN TO:

Order No.: 470320070316-CC

Damon B Langley and Michelle E Langley

4321 Highland Way

Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Damon B Langley and Michelle E Langley

4321 Highland Way

Klamath Falls, OR 97603

APN: 572570

572561q

Map: 3909-014BC-04600

3909-014BC-04500

4321 Highland Way, Klamath Falls, OR 97603

2020-013910

Klamath County, Oregon

10/28/2020 08:18:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dwayne A Sweet, an estate in fee simple, Grantor, conveys and warrants to **Damon B Langley and Michelle E Langley**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Beginning at the Southwest corner of Lot 26, SUMMER HEIGHTS; thence West 30 feet along the South line of Lot 34, ELMWOOD PARK; thence North parallel to the West line of Lot 26, SUMMER HEIGHTS a distance of 90 feet; thence East parallel to the South line of said Lot 34 a distance of 30 feet to the West line of said Lot 26; thence South along the West line of said Lot 26, SUMMER HEIGHTS, 90 feet to the point of beginning, being a portion of Lot 34 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO, the West 70.8 feet of the South 90 feet of Lot 26, and the West 5 feet of the North 56.1 feet of Lot 26, and the West 5 feet of Lot 27 of SUMMER HEIGHTS, 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 EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$82,500.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/24/20

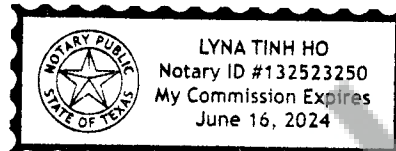
Dwayne A Sweet
Dwayne A Sweet

State of Texas
County of NUECES

This instrument was acknowledged before me on October 24th, 2020 by Dwayne A Sweet.

Lyna Tinh Ho
Notary Public - State of Texas

My Commission Expires: June 16, 2024



Unofficial Copy