



THIS SPACE RESERVED FOR

2020-013955

Klamath County, Oregon

10/28/2020 01:36:01 PM

Fee: \$92.00

After recording return to:

Ryan T Williams and Heather M Williams

PO Box 74

La Pine, OR 97739

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

Ryan T Williams and Heather M Williams

PO Box 74

La Pine, OR 97739

File No. 407369AM

STATUTORY WARRANTY DEED

Kristin Nicole Sundstrom,

Grantor(s), hereby convey and warrant to

Ryan T Williams and Heather M Williams, 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:

A portion of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, located in the SE1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, PINNEY'S ACRES; thence Northeasterly along the Easterly line of U.S. Highway 97 as shown on the plat of Pinney's Acres to the Northwest corner of Lot 1, Block 1; thence South 89° 20' 00" East along the North line of Lot 1, Block 1, Pinney's Acres, 230.71 feet; thence South 00° 39' 00" West parallel with the East line of Lot 1, Block 1, Pinney's Acres, 405.82 feet; thence North 89° 21' 15" West, 144.55 feet; thence North 00° 38' 45" East, 49.39 feet; thence North 89° 21' 15" West 107.50 feet; thence South 40° 38' 35" West, 311.99 feet to the true point of beginning.

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

2408-036DD-01100

2408-036DD-01000

The true and actual consideration for this conveyance is \$270,500.00.

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:

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 27 day of October, 2020.

Kristin Nicole Sundstrom
Kristin Nicole Sundstrom

State of _____ } ss
County of _____ }

On this _____ day of October, 2020, before me, _____ a Notary Public in and for said state, personally appeared Kristin Nicole Sundstrom, 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.

**Please see attached
Notary Form**

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

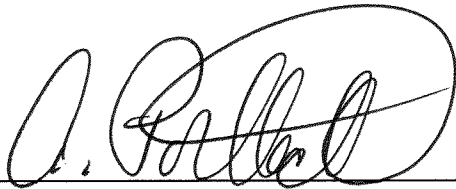
County of MENDOCINO

On 10/27/2020 before me, A. PORTLOCK, Notary Public,
DATE

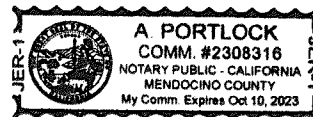
personally appeared Kristin Nicole Sundstrom
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



SIGNATURE OF NOTARY



THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

DATE OF DOCUMENT 10/27/2020 TITLE OR TYPE OF DOCUMENT _____

Warranty Deed