



2020-014007

Klamath County, Oregon

10/29/2020 12:10:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Barbara Ann Randall and Gordon F. Lind

1258 NE Hoover Loop

Bend, OR 97701

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

Barbara Ann Randall and Gordon F. Lind

1258 NE Hoover Loop

Bend, OR 97701

File No. 395490AM

STATUTORY WARRANTY DEED

Phillip L. Eubanks and Sandra Jean Eubanks, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Barbara Ann Randall and Gordon F. Lind, 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:

All of the following described portions of Lots 7 and 8 in Block 9 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence running Easterly along the North line of said Lot 8, 36 feet and 8 inches; thence South 100 feet, more or less, to the South line of said Lot 7; thence along the South line of said Lot 7, West 36 feet and 8 inches; thence North 100 feet; more or less, to the point of beginning.

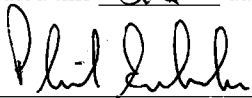
The true and actual consideration for this conveyance is \$95,000.00.

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:

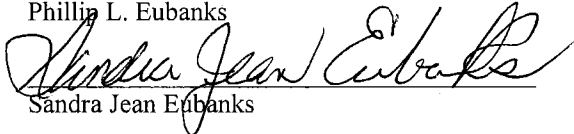
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 26 day of October, 2020.




Phillip L. Eubanks



Sandra Jean Eubanks

State of Oregon } ss
County of Klamath }

On this 26 day of October, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Phillip L. Eubanks and Sandra Jean Eubanks, 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 Falls, OR
Commission Expires: 3/15/22

