

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

2020-014464
Klamath County, Oregon
11/06/2020 11:36:01 AM
Fee: \$92.00



After recording return to:
Eugene Young and Amanda Young
P.O. Box 213
Dos Palos, CA 93620

Until a change is requested all tax
statements shall be sent to the
following address:
Eugene Young and Amanda Young
P.O. Box 213
Dos Palos, CA 93620

File No.: 7061-3593873 (BC)
Date: October 09, 2020

414 593 AM

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Roy E. Wilmoth and Linda S. Wilmoth, Grantor, conveys and warrants to **Eugene Young and Amanda Young as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 16, Block 1, of Tract 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2020-2021** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

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 4 day of November, 2020.

Roy E. Wilmoth
Roy E. Wilmoth
11/6/2020

Linda S. Wilmoth
Linda S. Wilmoth

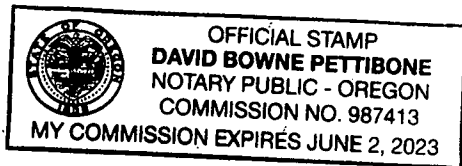
STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 4 day of November, 2020 by **Linda S. Wilmoth**.

David B Pettibone

Notary Public for Oregon

My commission expires: ~~3/6/21~~ 6/2/23
(xlp) (xlp)



APN: 137685

Statutory Warranty Deed
- continued

File No.: 7061-3593873 (BC)

STATE OF Oregon)
County of Deschutes)ss.

This instrument was acknowledged before me on this 6 day of November, 2020
by **Roy E. Wilmoth.**

David B Pettibone

Notary Public for Oregon
My commission expires: 6/2/23

