

AMERICAN TITLE

4:15:229AM
470326071027
RECORDING REQUESTED BY:

300 Klamath Ave
Klamath Falls, OR 97601

2020-014478
Klamath County, Oregon
11/06/2020 12:59:01 PM
Fee: \$92.00

GRANTOR'S NAME:
Wasser and Winters Company, a Washington Corporation

GRANTEE'S NAME:
Christopher Link and Nicole Link

AFTER RECORDING RETURN TO:
Order No.: 470320071027-KA
AmeriTitle
300 Klamath Ave
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Christopher Link and Nicole Link
3979 Sterling Creek Road
Jacksonville, OR 97530

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wasser and Winters Company, a Washington Corporation, Grantor, conveys and warrants to Christopher Link and Nicole Link, as tenants by the entirety, 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:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00). (See 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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 11-5-2020

Wasser and Winters Company, a Washington Corporation

BY: Jess C. Winters
Jess C. Winters
as President

State of WA
County of Cowlitz

This instrument was acknowledged before me on NOV 5, 2020 by
Jess C. Winters

[Signature]
Notary Public - State of WA

My Commission Expires: 12-10-2021

ALEXANDRA SHAW
Notary Public
State of Washington
My Commission Expires
December 10, 2021

File No.: 415229AM
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EXHIBIT "A"
LEGAL DESCRIPTION

In Township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon: Section 4: S1/2
NE1/4; SE1/4 NW1/4; EXCEPTING THERE FROM any portion lying within Clover Creek Road