



THIS SPACE RESERVED FOR

**2020-014673**

**Klamath County, Oregon**

11/10/2020 02:45:01 PM

Fee: \$87.00

After recording return to:

Victoria Landwehr

314 S 7th St. Unit 111

Klamath Falls, OR 97601

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

Victoria Landwehr

314 S 7th St. Unit 111

Klamath Falls, OR 97601

File No. 414631AM

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### STATUTORY WARRANTY DEED

**Briant Walton and Janice Walton as to a 50% interest and**

**Janice Walton, as Successor Trustee of the McDermott Family Trust dated May 13, 2003 as to a 50% interest,**

Grantor(s), hereby convey and warrant to

**Victoria Landwehr,**

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:

**Lot 2 in Block 49, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated alley by ordinance recorded in Volume 230, page 95, Deed Records of Klamath County, Oregon, which inurred thereto.**

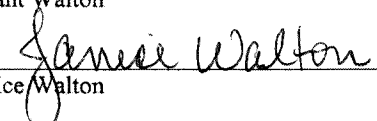
The true and actual consideration for this conveyance is \$135,000.00.

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:

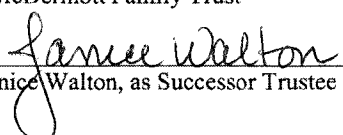
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 5<sup>th</sup> day of November, 2020.

  
Briant Walton

  
Janice Walton

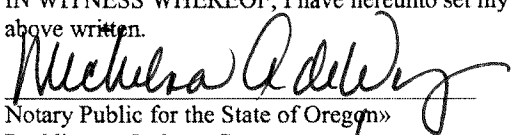
The McDermott Family Trust

By:   
Janice Walton, as Successor Trustee

State of Oregon} ss.  
County of Jackson}

On this 5<sup>th</sup> day of November, 2020, before me, Micheline A. de Wey a Notary Public in and for said state, personally appeared Briant Walton and Janice Walton, Individually and Janice Walton known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the McDermott Family Trust, and acknowledged to me that he/she/they executed the same as Individuals and Janice Walton, as Successor Trustee.

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: Jackson County  
Commission Expires: 12/04/23

