



2020-014753

Klamath County, Oregon

11/12/2020 02:31:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Andrew C. Girtman Sr. and Laura J. Girtman

4709 Bisbee St.

Klamath Falls, OR 97603

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

Andrew C. Girtman Sr. and Laura J. Girtman

4709 Bisbee St.

Klamath Falls, OR 97603

File No. 403164AM

STATUTORY WARRANTY DEED

Rick James Sumner,

Grantor(s), hereby convey and warrant to

Andrew C. Girtman Sr. and Laura J. Girtman, 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 parcel of land in Lots 1 and 2, Block 5, SECOND ADDITION TO ALTAMONT ACRES, being a subdivision of Tracts 1, 2, 3, 4, 22, 23 and 24 of Altamont Ranch Tracts, Supplemental plat, 100 feet wide North and South and 643.2 feet wide East and West, the North line of which parcel is 300 feet South of the North line of said Lots, measured on the West line thereof, and the South line of said parcel is 400 feet South of said North line of said Lots, measured on the West line thereof, excepting from the above description right of way for a ditch and the U.S.R.S. along the East end of above described property.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Volume 362 at page 563, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00.

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 2nd day of NOV, 2020


Rick James Sumner

State of Oregon } ss
County of Klamath }

On this 2nd day of NOV, 2020, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Rick James Sumner, 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 County
Commission Expires: Feb 21, 2022

