



2020-014960

Klamath County, Oregon

11/16/2020 01:30:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Dwayne Bartlett

P.O. Box 846

Keno, OR 97627

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

Dwayne Bartlett

P.O. Box 846

Keno, OR 97627

File No. 408479AM

STATUTORY WARRANTY DEED

Gerald Norman Mathias Jr. ,

Grantor(s), hereby convey and warrant to

Dwayne Bartlett,

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 portion of Lot 8, Block 5 , First Addition to Keno Whispering Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows: Beginning at a 1/2" rebar on the Northerly right of way line of Pioneer Drive, from which a 5/8" rebar marking the Southwest corner of Lot 8, Block 5 bears West 215.31 feet; thence North 00°04'48" East 315.00 feet to a 1/2" rebar; thence East 215.09 feet to a 1/2" rebar; thence South 00°02'24" West 315.00 feet to a 1/2" rebar on the Northerly right of way line of Pioneer Drive; thence West 215.31 feet, along said right of way line, to the point of beginning.

The true and actual consideration for this conveyance is \$40,500.00.

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 13th day of Nov., 2020.

Gerald Norman Mathias Jr. by Aspen Maurine Mathias his
Gerald Norman Mathias, Jr., by Aspen Maurine Mathias, his attorney in fact
att in fact

State of OR } ss
County of Klamath }

On this 13th day of Nov., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Aspen Maurine Mathias, attorney in fact for Gerald N. Mathias, Jr., 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath
Commission Expires: 8/30/21

