



**2020-015097**

**Klamath County, Oregon**

11/18/2020 03:28:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Richard Russell and Elizabeth Russell

PO Box 1516

Lakeport, CA 95453

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

Richard Russell and Elizabeth Russell

PO Box 1516

Lakeport, CA 95453

File No. 405035AM

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### STATUTORY WARRANTY DEED

**Trent N. Taylor and Pamela L. Taylor, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Richard Russell and Elizabeth Russell, 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:

**Northwesterly 60 feet of Tract 30 of Homedale, more particularly described as follows:**

**Beginning at the corner common to Tracts 8, 9, 30 and 31 of Homedale, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of said county, running thence Southeasterly along the Northerly line of said Tract 30 a distance of 60 feet to a point, thence Southwesterly and parallel to the line between said Tracts 30 and 31 in Homedale 300 feet to the Southerly line of said Tract 30, thence Northwesterly along the Southerly line of said Tract 30 a distance of 60 feet to the most Westerly corner thereof, thence Northeasterly along the line between said Tract 30 and 31 to the point of beginning in Klamath County, Oregon.**

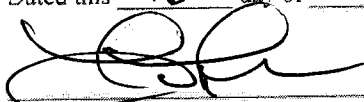
The true and actual consideration for this conveyance is \$170,000.00.

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:

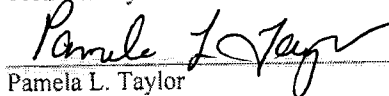
87

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 16<sup>th</sup> day of November 2020



Trent N. Taylor




Pamela L. Taylor

State of CALIFORNIA } ss  
County of MENDOCINO }

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 16 day of November, 2020, before me, ERRIN SCHROEDER a Notary Public in and for said state, personally appeared Trent N. Taylor and Pamela L. Taylor, 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 CALIFORNIA  
Residing at: UKIAH, CA  
Commission Expires: JUNE 13, 2023