



2020-015194

Klamath County, Oregon

11/20/2020 11:40:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Richard J. Stauffer

PO Box 1714

Klamath Falls, OR 97601

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

Richard J. Stauffer

PO Box 1714

Klamath Falls, OR 97601

File No. 417718AM

STATUTORY WARRANTY DEED

Dennis E. Andrews and Brenda K. Cook-Andrews, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Richard J. Stauffer, a single man

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:

Lots 29, 30 and 31, Block 1, DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Less that portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 12, 1985 in Volume M85, page 12635, Microfilm Records of Klamath County, Oregon.

And Lot 32, Block 1, DOTEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Less that part of Lot 32, DOTEN, in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, conveyed by Deed recorded November 8, 1985 in Volume M85, page 18212, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning 98 feet Southeast along River Street from the Westerly corner of Lot 32 in DOTEN; thence Northeast and parallel to the Northwesternly line of Lot 32 to the Klamath River; thence Southeast along the river to the most Easterly corner of Lot 32; thence Northwest along River Street to the point of beginning.

The true and actual consideration for this conveyance is \$280,000.00.

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:


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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 18 day of November, 2020.

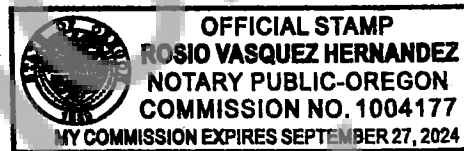


Dennis E. Andrews

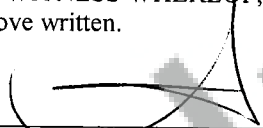


Brenda K. Cook-Andrews

State of Oregon } ss
County of Klamath }



On this 18 day of November, 2020, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared **Dennis E. Andrews and Brenda K. Cook- Andrews**, 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: Sept 27, 2024