

2020-015255

Klamath County, Oregon



00269571202000152550010019

11/23/2020 11:44:31 AM

Fee: \$82.00

received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

NN

Working Parts
566 Bridge Lane
Wolf Creek, OR 97497

Grantor's Name and Address
Susan Loeffler
20322 N. 56th Lane
Glendale, AZ 85308

After recording, return to (Name, Address, Zip):

Susan Loeffler
20322 N. 56th Lane
Glendale, AZ 85308

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Susan Loeffler
20322 N. 56th Lane
Glendale, AZ 85308

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Working Partshereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Susan Loeffler

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Map 3613 - 01800 - 02400
Map 3613 - 01800 - 02500

Lots 1 & 2 in Block 3 of Sprague River Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 3/5ths interest in and to the river frontage and recreation area shown on instrument recorded June 9, 1980 in Volume M80, page 10501, microfilm records of Klamath County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): no exceptions

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

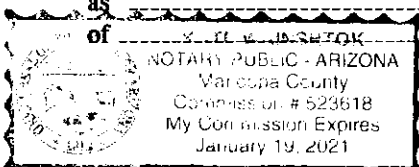
In witness whereof, the grantor has executed this instrument on November 17, 2020; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF ARIZONA County of MaricopaThis instrument was acknowledged before me on 11/17/2020 ss.by Susan LoefflerThis instrument was acknowledged before me on 11/17/2020by Susan Loeffler

as

of



Notary Public for Oregon Arizona
My commission expires 01/19/2021