

2020-015374

Klamath County, Oregon



00269698202000153740030030

11/24/2020 11:57:25 AM

Fee: \$92.00

Prepared By:

Garrett Powless
3743 Summers Ln
Klamath Falls, Oregon 97603

After Recording Return To:

Beverly J Rogers
139 Ulam Lane
Myrtle Creek, Oregon 97457
and mail tax statements to address above

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

On November 19th, 2020 THE GRANTOR(S),

- Garrett Powless

for and in consideration of: Seven Thousand Dollars (\$7,000) conveys, releases and quitclaims to the GRANTEE(S):

- Beverly J Rogers

Grantee: the following described real estate, situated in Bonanza, in the County of Klamath, State of Oregon:

Legal description: YONNA WOODS UNIT 2, TRACT 1039, BLOCK 9, LOT 1

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Subject address 11446 Fisher St. Bonanza, Oregon 97623

Tax Parcel Number: R-3711-028C0-00900-000

page 1 of 3

Mail Tax Statements to:
Beverly J Rogers
139 Ulam Lane
Myrtle Creek, Oregon 97457

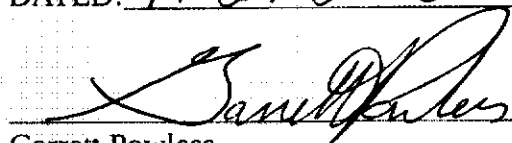
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT 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.

[SIGNATURE PAGE FOLLOWS]

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Grantor Signature's:

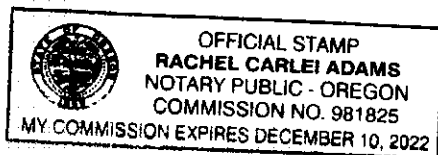
DATED: 11-24-2020

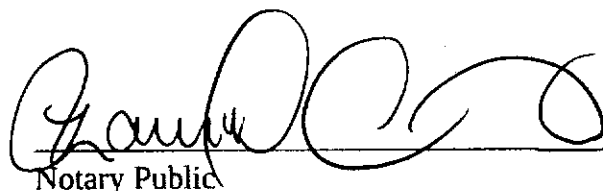


Garrett Powless
3743 Summers Ln
Klamath Falls, Oregon 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 24 day of
November, 2020 by Garrett Powless.





Notary Public

FSR notary

Title (and Rank)

My commission expires 12-10-2022