

2020-016275

Klamath County, Oregon

12/14/2020 02:29:02 PM

Fee: \$87.00

Recording Requested By:

Jack Davis
515 E. Main Street
Ashland, OR 97520

When Recorded Mail To:

Jack Davis
515 E. Main Street
Ashland, OR 97520

Mail Tax Statements To:

Norm Mathis
1656 N. Laurel Ave.
Upland, CA 91784

(This Space for Recorder's Use)

SPECIAL WARRANTY DEED

Janeen B. Allen, Personal Representative of the Estate of Jeanne E. Heater, surviving spouse of Marvin E. Heater who died November 30, 2019, hereinafter referred to as "Grantor", conveys and specially warrants unto Norman W. Mathis all that real property situated in Klamath County, State of Oregon and described as:

Lot 13, Block 3, Tract No. 1051, Lakewoods Unit No. 2, according to the official plat thereof on file in the office of the County Clerk.

Grantor hereby covenants that title to same is free from encumbrances created or suffered by the Heaters.

The true and actual consideration for this transfer is \$79,920.00.

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, AND 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

DAVIS, HEARN
ANDERSON & TURNER
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com

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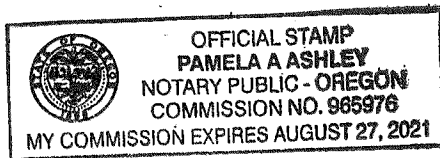
DATED this 9 day of November, 2020

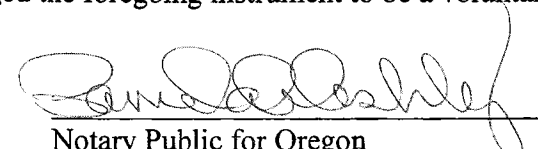

Janeen B. Allen, Personal Representative

STATE OF OREGON)

COUNTY OF YAMHILL) §

On this 9th day of November, 2020, personally appeared the above-named Janeen B. Allen, Personal Representative, and acknowledged the foregoing instrument to be a voluntary act. Before me:




Notary Public for Oregon

My Commission Expires: Aug 27, 2021