

2020-016349

Klamath County, Oregon

12/15/2020 03:04:01 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Kendra A. Walker and Teresa A. Sweet
1850 Leroy Street
Klamath Falls, Oregon 97601

WARRANTY DEED

Steven Mac Carson and Henrietta JoAnne Carson, husband and wife, as tenants by the entirety, Grantors, convey and warrant to Kendra A. Walker and Teresa A. Sweet, not as tenants in common but with rights of survivorship, herein:

Lot 9 in Block 31 HOT SPRINGS ADDITION to the City of
Klamath Falls, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 215387
Map: 3809-029AD-01600

More commonly known as 1850 Leroy Street, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is a gift.

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.

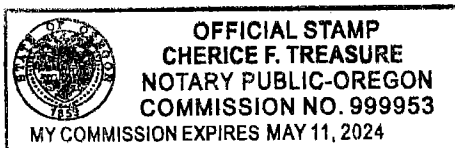
Dated this 14th day of November, 2020.

Steven M. Carson
Steven Mac Carson

Henrietta JoAnne Carson
Henrietta JoAnne Carson

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named **Steven Mac Carson and Henrietta JoAnne Carson**, acknowledged the foregoing instrument to be their voluntary act. Before me this 14th day of January, 2020.



Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5-11-2024