

2020-016692

Klamath County, Oregon



00271129202000166920020022

AFTER RECORDING, RETURN TO:

Patrice Brown | 17510 51st Street Court E Lake Tapps Wa 98391

12/22/2020 10:21:41 AM

Fee: \$87.00

SEND TAX STATEMENTS TO:

Patrice Brown | 17510 51st Street Court E Lake Tapps Wa 98391

STATUTORY WARRANTY DEED

Michael D Turner [NAME OF GRANTOR], with an address
of 3864 Olive Hwy , Oroville, CA 95966 [GRANTOR ADDRESS HERE]

("Grantor"), conveys and warrants to Patrice & Michael Brown

[NAME OF GRANTEE HERE], whose address is

17510 51st Street Court E Lake Tapps Wa 98391

[GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath [COUNTY NAME HERE] County,
Oregon, described more particularly as follows:

Klamath Falls Forest Estate, Hwy 66 Plat #1 Block 14 /

Lot 67 on Marlin Dr. and Thunderbear Rd As found on the Klamath County GIS System, APN# 399081

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$3550

This property is free of liens and encumbrances, EXCEPT: N/A

[LIST EXCEPTIONS]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 11th day of December, 2020
~~30th day of Nov~~ ~~2020~~

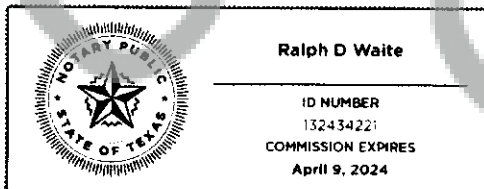
Michael D Turner
Grantor



ROW Texas
STATE OF ~~OREGON~~
ROW Tarrant
COUNTY OF Klamath

ss.

The foregoing instrument was acknowledged before me on this 11th day of December, 2020, by Michael D Turner [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Printed Name: Ralph D Waite

Notary Public in and for the State of ~~Oregon~~
ROW Texas

Notarized online using audio-video communication