



**2020-017054**

**Klamath County, Oregon**

**12/30/2020 03:11:01 PM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Jo-Ann Turney and Robert Turney

1001 Bluewater Dr

Parker, AZ 85344

Until a change is requested all tax statements shall be sent to the following address:

Jo-Ann Turney and Robert Turney

1001 Bluewater Dr

Parker, AZ 85344

File No. 418309AM

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### STATUTORY WARRANTY DEED

**Catherine Schneider, Conservator for the Estate of Richard C Hamilton, a protected person,**

Grantor(s), hereby convey and warrant to

**Jo-Ann Turney and Robert Turney, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 12, Block 9 of TRACT 1064-FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$230,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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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 29<sup>th</sup> day of December 2020

The Estate of Richard C. Hamilton, a protected person

By: Catherine Schneider, Conservator  
Catherine Schneider, Conservator

State of Oregon) ss.

County of Marion

On this 29<sup>th</sup> day of December, 2020, before me, Cheryl Ann Morrison a Notary Public in and for said state, personally appeared Catherine Schneider known or identified to me to be the person whose name is subscribed to the foregoing instrument as Conservator for the Estate of Richard C. Hamilton, a protected person.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cheryl Ann Morrison  
Notary Public for the State of Oregon Cheryl Ann Morrison  
Residing at: Salem, OR  
Commission Expires: 10/8/2024

