



2021-000012

Klamath County, Oregon

01/04/2021 11:33:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Beverly J Guenther and Paul C Guenther

4280 Calaroga Dr

West Linn, OR 97068

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

Beverly J Guenther and Paul C Guenther

4280 Calaroga Dr

West Linn, OR 97068

File No. 425475AM

STATUTORY WARRANTY DEED

Ronald G. Kephart and Mindy A. Kephart,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Beverly J Guenther and Paul C Guenther, 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 17 in Block 7, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036C0-11500

The true and actual consideration for this conveyance is \$41,500.00.

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:

Return To: AmeriTitle

425475AM

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 4 day of January, 2021

Ronald G. Kephart

Ronald G Kephart

Mindy A. Kephart

Mindy A Kephart

State of Oregon } ss

County of Linn }

On this 4th day of January, 2021, before me, Leesa Adams a Notary Public in and for said state, personally appeared Ronald G. Kephart and Mindy A. Kephart, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Leesa Adams

Notary Public for the State of Oregon

Residing at: Lebanon OR

Commission Expires: 10/31/2022

