

2021-001229

Klamath County, Oregon

01/27/2021 08:27:01 AM

Fee: \$92.00



After recording return to:
James R. Elliott
Po Box 570
Eagle Creek, OR 97022

Until a change is requested all tax
statements shall be sent to the
following address:
James R. Elliott
Po Box 570
Eagle Creek, OR 97022

File No.: 7031-3657687 (jg)
Date: January 15, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lewis E. Conner and Jeanee D. Conner, as Trustees of the Lewis E. Conner and Jeanee D. Conner Revocable Living Trust, Grantor, conveys and warrants to **James R. Elliott**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

SEE ATTACHED EXHIBIT A

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$750,000.00**. (Here comply with requirements of ORS 93.030)

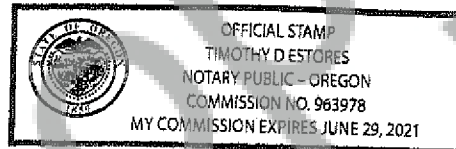
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 22nd day of January, 2021.

Lewis E. Conner and Jeanee D. Conner
Revocable Living Trust

Lewis E. Conner
Lewis E. Conner, Trustee

Jeanee D. Conner
Jeanee D. Conner, Trustee



STATE OF Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 22nd day of January, 2021
by **Lewis E. Conner and Jeanee D. Conner, as Trustees of the Lewis E. Conner and Jeanee D. Conner Revocable Living Trust.**

[Signature]

Notary Public for Oregon
My commission expires: 6/29/2021

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel One:

The E1/2 of the NW1/4 of the NE1/4, and the NE1/4 of the NE1/4 of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel Two:

The SW1/4 of the NE1/4 of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Unofficial
Copy