

Fidelity National Title # 60222013845

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

2021-002026

Klamath County, Oregon

02/10/2021 08:59:09 AM

Fee: \$82.00

GRANTOR'S NAME:

Douglas Lawnicki

GRANTEE'S NAME:

Evyan K. Stuart

AFTER RECORDING RETURN TO:

Order No.: 60222013845-SW

Evyan K. Stuart
2155 Polk Street
Eugene, OR 97405

SEND TAX STATEMENTS TO:

Evyan K. Stuart
2155 Polk Street
Eugene, OR 97405

Lot 17 in Block 1 of tract No. 1074, Leisure Woods, Klamath Falls,
OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Douglas Lawnicki, Grantor, conveys and warrants to **Evyan K. Stuart**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 17 in Block 1 of Track No. 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY-NINE THOUSAND AND NO/100 DOLLARS (\$89,000.00). (See 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/9/21

Douglas Lawnicki
Douglas Lawnicki

State of OR
County of Lane

This instrument was acknowledged before me on 2/9/21 by Douglas Lawnicki.

Shawna Elaine Wood
Notary Public - State of Oregon

My Commission Expires: 6/27/22

