



THIS SPACE RESERVED FOR

2021-002065

Klamath County, Oregon

02/10/2021 11:53:01 AM

Fee: \$87.00

After recording return to:

William Victor Carlson

615 E Front St

Merrill, OR 97633

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

William Victor Carlson

615 E Front St

Merrill, OR 97633

File No. 382540AM

STATUTORY WARRANTY DEED

City of Merrill,

Grantor(s), hereby convey and warrant to

William Victor Carlson,

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:

Parcel 2 of Land Partition 6-21, a replat of Parcel 2, Land Partition LP-10-17 situate in a portion of SE1/4, together with a portion SW1/4, Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded January 27, 2021 in 2021-001232, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$25,530.00.

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:

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 10 day of Feb, 2021 RJC

City of Merrill

By: Richmond J. Carleton
Dick Carleton, authorized signer
aka Richmond J. Carleton
JWC

State of Oregon } ss
County of Klamath }

On this 10 day of February, 2021, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Richmond J. Carleton as *Carleton aka Dick Carleton of the City of Merrill, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 10/1/2023

