



**2021-002473**

**Klamath County, Oregon**

**02/18/2021 02:58:00 PM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Gerald M. Merron and Carmen Merron

3141 Altamont

Klamath Falls, OR 97603

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

Gerald M. Merron and Carmen Merron

3141 Altamont

Klamath Falls, OR 97603

File No. 438273AM

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### STATUTORY WARRANTY DEED

**Charles Edwin Lummus, Jr., Kevin Ray Lummus and Michelle Iosco, who acquired title as Michelle Lummus, all with rights of survivorship,**

Grantor(s), hereby convey and warrant to

**Gerald M. Merron and Carmen Merron, 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:

**Parcel 1 of Land Partition 65-96, being Lot 2, Block 2, ALTAMONT ACRES, situated in NW1/4 SE1/4 Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$65,000.00.

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:

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 17 day of February, 2021.

Charles Edwin Lummus Jr  
Charles Lummus Jr.

Kevin Lummus  
Kevin Lummus

Michelle Lummus AKA Michelle Tosco  
Michelle Lummus AKA Michelle Tosco

State of Oregon } ss  
County of ~~Klamath~~ Clackamas

On this 17 day of February, 2021, before me, Florence Marie Posadas, a Notary Public in and for said state, personally appeared Charles Edwin Lummus, Jr., Kevin Ray Lummus and Michelle Lummus, 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. Charles K Michelle Tosco  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: ~~Klamath County~~ Multnomah county  
Commission Expires: 11-24-2023

