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NO PART OF ANY STEVENS-NESS FORM MAY BE REF

2021-002700

Klamath County, Oregon



00274585202100027000020029

02/23/2021 12:16:18 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

William C. Daniel, Patricia J. Guinn  
29705 Goddard Springs Rd  
Beatty, OR 97621

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Samuel James  
21533 Pinecrest Dr  
Bly, OR 97622

Until requested otherwise, send all tax statements to (Name and Address):

P.O. Box 423 Bly, OR  
97622 Sam Ransted

KNOW ALL BY THESE PRESENTS that William C. Daniel and Patricia J. Guinn

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Samuel James

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 1, Block 1, Sprague River valley Acres, according to the official plat thereof on file in the office of the county clerk of Klamath county, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. <sup>②</sup> (The sentence between the symbols <sup>②</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on FEB 14th 2021; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on FEB 14th 2021by William Daniel

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
SIENNA KESSLER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1003806  
MY COMMISSION EXPIRES SEPTEMBER 09, 2024

Notary Public for Oregon

My commission expires July 5, 2021

OFFICIAL STAMP  
DENEÉ DANIELLE RODGERS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 964174A  
MY COMMISSION EXPIRES JULY 05, 2021

\*SEE ATTACHED CERTIFICATE FOR  
NOTARY 'PATRICIA J. GUINN'

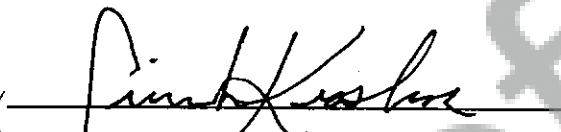
**Witnessing or Attesting a Signature**

State of OREGON

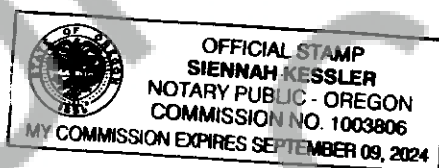
County of MULTNOMAH

Signed (or attested) before me on (date) FEBRUARY 21, 20 21

by (name(s) of individual(s)) PATRICIA JEAN GUINN

  
Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 1 of a WARRENTY DEED (title or type of document), dated FEB. 17, 20 21, consisting of 1 pages.