

**2021-002944**

**Klamath County, Oregon**

**03/01/2021 08:33:01 AM**

**Fee: \$87.00**

**AFTER RECORDING RETURN TO:**

Clearway Realty, LLC  
PO Box 80794  
Portland, OR 97280

**SEND ALL TAX STATEMENTS TO:**

Clearway Realty, LLC  
PO Box 80794  
Portland, OR 97280

**WARRANTY DEED**

**GRANTOR:** Thomas James Bashaw

**GRANTEE:** Clearway Realty LLC

**TRUE AND ACTUAL CONSIDERATION:** \$200.00.

Grantor hereby bargains, sells, transfers, warrants, and conveys to Grantee, and to Grantee's heirs, successors and assigns, all of the Grantor's right, title and interest, in and to that certain real property Commonly known as **545 South 2nd Ave, Chiloquin, Oregon 97624** (hereinafter referred to as the "Property"), being more particularly described as follows:

**Lots 11 & 12, Block 8, South Chiloquin, Oregon situated in Section 3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

Together with all hereditaments and appurtenances thereto, including but not limited to all water rights, rights of way, easements, fixtures and any pre- or post-foreclosure interests which may appertain thereto, rights of redemption or collection of proceeds of sale.

The Grantor hereby warrants and covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances, subject to unpaid property taxes accruing, conditions, restrictions, easements, limitations, and zoning ordinances of record, if any.

This conveyance expressly includes the any after-acquired rights in the Property such as may be established via probate or other proceeding or redemption and all expectation of inheritance pertaining to the Property, including all proceeds of any sale, rental, or other disposition thereof.

In construing this instrument and whenever the context so requires, the singular becomes the plural and vice-versa.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated, 2/27/21

x Thomas James Bashaw  
Thomas James Bashaw

State of California

County of San Bernardino

This instrument was acknowledged before me this 27 day of February, 2021, by  
Thomas James Bashaw as his voluntary act and deed.

x [Signature]

Notary Public for State of: California My commission expires: 02/20/2023

