



2021-003605

Klamath County, Oregon

03/10/2021 01:22:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Lynn D. Langdon Sr. and Janet Krueger

P. O. Box 493

Merrill, OR 97633

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

Lynn D. Langdon Sr. and Janet Krueger

P. O. Box 493

Merrill, OR 97633

File No. 440482AM

STATUTORY WARRANTY DEED

James E. Claggett,

Grantor(s), hereby convey and warrant to

Lynn D. Langdon, Sr., as to an undivided 50% interest and Janet Krueger, as to an undivided 50% interest,

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:

The West 10 feet of Lot 4, Block 1 and the Easterly 55 feet of Lot 1, Block 2, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of vacated "C" Street vacated by order dated September 13, 1957, recorded September 13, 1957 in Volume 294, page 333, Deed Records of Klamath County, Oregon, bounded on the South by the North line of First Avenue in Clinton, on the North by Lost River, on the East by the West line of Lot 4, Block 1 of Clinton and bounded on the West by the East line of Lot 1, Block 2 of Clinton.

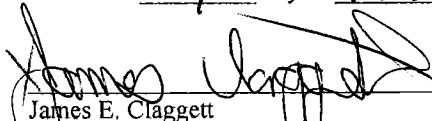
The true and actual consideration for this conveyance is \$19,000.00.

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:

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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.

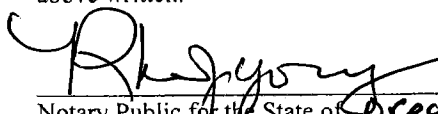
Dated this 9 day of MAR 2021.


James E. Claggett

State of Oregon } ss
County of Jackson

On this 9 day of MAR, 2021, before me, Rhonda J Young a Notary Public in and for said state, personally appeared James E. Claggett, 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.


Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22

