

2021-004087

Klamath County, Oregon

03/18/2021 04:13:00 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

TOEWS LAW GROUP, INC.

1212 Marsh Street, Suite 3

San Luis Obispo, CA 93401

SEND TAX STATEMENTS TO:

Jerry W. Buzzard and Anne L. Graham

501 Manzanita Drive

Los Osos, CA 93402

STATUTORY WARRANTY DEED

(ORS 93.850)

JERRY W. BUZZARD, who took title as a single man as his sole and separate property, whose address is 501 Manzanita Drive, Los Osos, California 93402 ("Grantor"), conveys and warrants to **JERRY W. BUZZARD and ANNE L. GRAHAM, Trustees of the BUZZARD AND GRAHAM FAMILY TRUST dated March 18, 2021**, whose address is 501 Manzanita Drive, Los Osos, California 93402 ("Grantee"), the following described real property free of encumbrances:


Land in Klamath County, Oregon, described as follows:

Parcel 2 of Land Partition 33-01, being Lot 6, Block 1 of Tract 1164, situated in the E ½ of Section 19, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is **\$0.00**.

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

DATED this 18th day of March, 2021

Grantor

JERRY W. BUZZARD

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN LUIS OBISPO)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature

