

2021-004248

Klamath County, Oregon



00276352202100042480020023

03/22/2021 12:37:30 PM

Fee: \$87.00

GRANTOR'S NAME:

Gayle A. Jaynes Loyd C Taylor not as tenants in common, but with the rights of survivorship

GRANTEE'S NAME:

Jeffrey Andrew Lucas and Holly Elizabeth Bradford

SEND TAX STATEMENTS TO:

Jeffrey Andrew Lucas and Holly Elizabeth Bradford
29843 Fugar Way
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Gayle Jaynes
PO Box 1249
Fredericksburg, VA 22402

Escrow No: 470310005999-TTJA37

Lots 1, 2, 3, 4, 5, 6 and 11 Pelican Acres, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

Gayle A. Jaynes Loyd C. Taylor not as tenants in common, but with the rights of survivorship, Grantor, conveys and specially warrants to Jeffrey Andre Lucas and Holly Elizabeth Bradford, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Exhibit "A" attached.

Subject to and excepting:


Covenants, Conditions, Restrictions, Reservations, Set Back Lines and Easements of record, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS FULLFILLMENT OF THAT CERTAIN CONTRACT RECORDED 5-10-2010 AS INSTRUMENT NO 2810-006317, KLAMATH COUNTY, OREGON. (ORS 93.030)

DATED: 5-21-2010


Gayle A. Jaynes

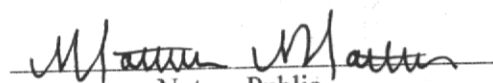

Loyd C. Taylor

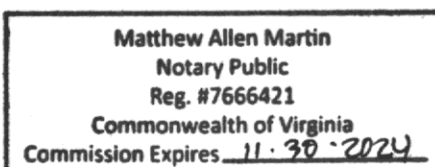
Commonwealth of Virginia

County of Stafford

The foregoing instrument was acknowledged before me this 18th day of March 2021 by Gayle A. Jaynes and Loyd C. Taylor.

Seal


Notary Public



My Commission Expires 11-30-2024

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel C of Lot 1, being a tract of land situated within Lot 1, PELICAN ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon and being more particularly described as follows:

Beginning at an iron pipe on the North boundary of Lot 1, PELICAN ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon from which the Auto axel marking the Northeast Corner of said Lot 1 bears North 89°04' East 123.3 feet distance; thence along the boundary of said Lot 1 South 89°04' West 95.8 feet; thence South 0°13' West 140.1 feet; thence North 89°04- 3/4' East 50.0 feet; thence North 17°47'50" East 147.85 feet, more or less to the point of beginning.

PARCEL 2:

Lots 2, 3, 4, 5, 6 and 11, PELICAN ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH that portion of vacated Fugar Street adjoining that would attach thereto by Final Order 99-43 recorded October 7, 1998 in Book M98 at page 36968, and Revised Order 99-46 for Final Vacation recorded November 13, 1998 in Book M98 at page 41441, Microfilm Records of Klamath Falls, Oregon.