

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



After recording return to:
Hersel O. Lewis and Mary E. Lewis
5057 Falcon Dr
Klamath Falls, OR 97601-9155

Until a change is requested all tax
statements shall be sent to the
following address:
Hersel O. Lewis and Mary E. Lewis
5057 Falcon Dr
Klamath Falls, OR 97601-9155

File No.: 7061-3680940 (SJN)
Date: February 16, 2021

445319 AM

2021-004515

Klamath County, Oregon

03/25/2021 02:34:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

STATUTORY WARRANTY DEED

Chris L. Gandy and Janet Gandy, Trustees under the Gandy Family Living Trust, dated February 23, 1995, Grantor, conveys and warrants to Hersel O. Lewis and Mary E. Lewis as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 305, Running Y Resort, Phase 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$210,000.00**. (Here comply with requirements of ORS 93.030)

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 22 day of March, 2021.

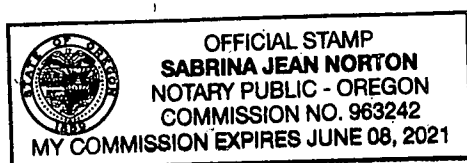
Chris L. Gandy and Janet Gandy, Trustees under
the Gandy Family Living Trust, dated February
23, 1995

Chris L. Gandy
Chris L. Gandy, Trustee

Janet Gandy
Janet Gandy, Trustee

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 22nd day of March, 2021
by Chris L. Gandy and Janet Gandy as Trustees of the Gandy Family Living Trust, dated February 23,
1995, on behalf of the Trust.



[Signature]
Notary Public for Oregon
My commission expires: 22/08/2021