



04/05/2021 12:05:11 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

MILAN HANSON
ATTORNEY AT LAW
800 WEST 8TH STREET
MEDFORD, OREGON 97501

SEND ALL TAX STATEMENTS TO:

STEVEN AND ANGELA LANE
2536 WESTERN STREET
KLAMATH FALLS, OR 97603

STATUTORY WARRANTY DEED

LINDA M. BEVARD and STEVEN J. LANE, not as Tenants by the Entirety but with Rights of Survivorship, GRANTORS, convey and warrant to LANECO DOT & HM CONSULTING, INC., GRANTEE, the following described real property free of encumbrances except as specifically set forth herein:

This property is more commonly known as:

2421 UNION AVENUE, KLAMATH FALLS, OR 97601

Legal description of the Property:

SEE EXHIBIT "A" ATTACHED HERETO

There is no cash consideration for this transfer because the conveyance is made for estate planning purposes.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300-195.336, AND 2007 OR LAWS CH 424, §§5-11, AND 2009 OR LAWS CH 855, §§2-9, 17. 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 195.305-195.336, AND 2007 OR LAWS CH 424, §§5-11, AND 2009 OR LAWS CH 855, §§2-9.

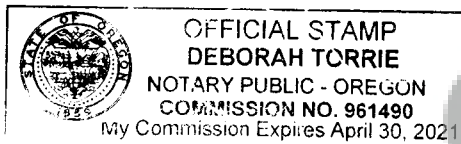
Dated this 29 day of March 2021.

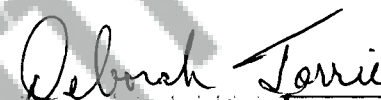

STEVEN J. LANE, GRANTOR


LINDA M. BEVARD, GRANTOR

STATE OF OREGON)
County of Klamath) ss

On this 29th day of March 2021, STEVEN J. LANE, as GRANTOR, appeared and acknowledged the foregoing to be his voluntary act and deed.

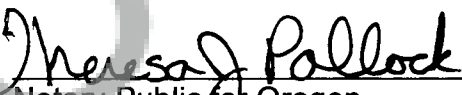



Notary Public for Oregon

STATE OF OREGON)
County of Jackson) ss

On this 24th day of March 2021, LINDA M. BEVARD, as GRANTOR, appeared and acknowledged the foregoing to be her voluntary act and deed.




Notary Public for Oregon

Lot 17 in Block 309 of Darrow Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
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