

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100  
Bend, OR 97702

**2021-005270**

Klamath County, Oregon

04/07/2021 03:13:00 PM

Fee: \$92.00

**GRANTOR'S NAME:**

Herbert Oliver Walker and Lynda Lea Walker

**GRANTEE'S NAME:**

Dave Chervin and Jennifer Chervin

**AFTER RECORDING RETURN TO:**

Order No.: WT0214154-AL

Dave Chervin and Jennifer Chervin

PO Box 398

Gaston, OR 97119

**SEND TAX STATEMENTS TO:**

Dave Chervin and Jennifer Chervin

PO Box 398

Gaston, OR 97119

6700 Checkrein Lane, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Herbert Oliver Walker and Lynda Lea Walker, Grantor, conveys and warrants to Dave Chervin and Jennifer Chervin, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE ATTACHED EXHIBIT "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00). (See 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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4-6-2021

Herbert Oliver Walker

Herbert Oliver Walker

Lynda Lea Walker

Lynda Lea Walker

State of OREGON

County of Josephine

This instrument was acknowledged before me on April 6<sup>th</sup> 2021 by Herbert Oliver Walker and Lynda Lea Walker.

Annie Marie Giebelhouse

Notary Public - State of Oregon

My Commission Expires: Aug 16, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 22 in Block 6, SECOND ADDITION TO WAGON TRAILS ACREAGES NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.