



04/15/2021 02:21:41 PM

Fee: \$92.00

Prepared By

Name: Amy Tye

Address: 25770 Walker Rd

State: Bend Zip Code: 97701

After Recording Return To

Name: *Tax Statements*
Elaine Russell

Address: PO Box 187

State: *Lakeside*
Lake Side Oregon Zip Code: 97449

Space Above This Line for Recorder's Use

GENERAL WARRANTY DEED

STATE OF Oregon

Klamath COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Nine thousand five hundred & 00/100 (\$ 9,500.00) in hand paid to

Larry Leonard Childers, a single man, residing at 202 Clarissa

County of Douglas, City of Glendale, State of OR

(hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to

Melvin Perry Decker and Elaine Gayle Russell, a with right of survivorship, residing at 285 N 8th Street

County of Coos, City of Lake Side, State of OR

(hereinafter known as the "Grantee(s)") the following *described real estate (*and in
Exhibit A if attached), situated in Klamath Forest Estates County, Klamath to-wit:

Lot 23, Block 43 of FIRST ADDITION TO KLAMATH FALLS FOREST ESTATES, according to the official plat

thereof on file in the office of the County Clerk, Klamath County, Oregon

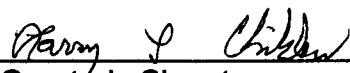
[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in
anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.



Grantor's Signature

Larry Leonard Childers

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

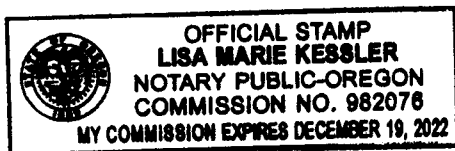
City, State & Zip



STATE OF Oregon)
COUNTY OF Klamath)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Leonard Childers whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of April, 2021.



Lisa M. Kessler
Notary Public

My Commission Expires: December 19, 2022.

