

RECORDING REQUESTED BY:

  
**Western** Title & Escrow

2365 NW Kline Street, Suite 101  
Roseburg, OR 97471

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0214734-MB  
Jacob Dondero  
11718 Cedarwood Dr  
La Pine, OR 97739

**SEND TAX STATEMENTS TO:**

Jacob Dondero  
11718 Cedarwood Dr  
La Pine, OR 97739

APN: 139736

874157

Map: 2310-036B0-12100

**2021-006446**

Klamath County, Oregon

04/26/2021 08:09:00 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Patricia Ellen Webb, Grantor, conveys and warrants to Jacob Dondero, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00). (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: 22 Apr 21

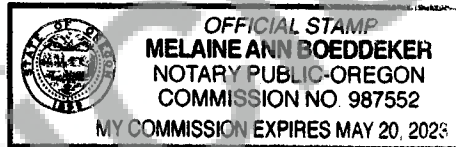
Patricia Ellen Webb by  
Michael A. Surrentt Attorney in fact  
Patricia Ellen Webb, by Michael A. Surrentt, her attorney in fact.

State of OREGON  
County of Deschutes

This instrument was acknowledged before me on 4/22/21 by Michael A. Surrentt, as attorney in fact for Patricia Ellen Webb.

Meek  
Notary Public - State of Oregon

My Commission Expires: May 20 2023



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

Lots 6 and 7, Block 4 of SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial  
Copy