

Returned at Counter

2021-008098

Klamath County, Oregon



00280595202100080980020027

05/21/2021 09:58:38 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Michael D Wallace

34968 Swank Dr Albany Oregon 97322

SEND TAX STATEMENTS TO:

Michael D ~~Swank~~ Wallace

34968 Swank Dr Albany Oregon 97322

WARRANTY DEED

KNOW ALL BY THESE PRESENTS THAT:

Patricia Downing (Grantor) with an address of
8756 Teal Dr Bonanza OR 97623 ("Grantor's address"), conveys and
warrants to Michael D Wallace + Cheryl Dittmer Grantee, whose address is
34968 Swank Dr Albany, OR 97322 ("Grantee's address"), the following
described real property (the "Property") free of encumbrances, except as specifically set forth
herein:

Land in KLAMATH County, Oregon, described
more particularly as follows:

THE N 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 12 EAST

OF THE WILLAMETTE MERIDIAN, KLAMATH COUNT, OREGON TAX PARCEL # 3512-01700-00400-000

The true consideration for this conveyance is \$ PAID IN FULL of \$10,000⁰⁰

This property is free of liens and encumbrances, : NONE

[LIST EXCEPTIONS]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 19th day of MAY, 2021

Patricia Downing
Grantor

STATE OF OREGON }
COUNTY OF KLAMATH _____ } ss.

The foregoing instrument was acknowledged before me on this 19th day of MAY, 2021, by PATRICIA DOWNING [GRANTOR], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

JoAnn R. Siebecke
Printed Name: JOANN R. SIEBECKE
Notary Public in and for the State of Oregon

