

470321075178

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Lynn A. Graves and Lori Graves

GRANTEE'S NAME:

James White and Brittany White

AFTER RECORDING RETURN TO:

Order No.: 470321075178-MP
James White and Brittany White, as tenants by the entirety
11930 Highway 66
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

James White and Brittany White
11930 Highway 66
Klamath Falls, OR 97601

APN: R502192
11930 Highway 66, Klamath Falls, OR 97601

2021-008440

Klamath County, Oregon

05/26/2021 02:56:00 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lynn A. Graves and Lori Graves, as tenants by the entirety, Grantor, conveys and warrants to James White and Brittany White, 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:

Parcel 1 of Land Partition 4-15, being situated in the W1/2 NW1/4 of Section 33, Township 39 South, Range 8 of the Willamette Meridian, Klamath County, Oregon recorded June 8, 2016 in Volume 2016-006033, Microfilm Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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: 5-24-2021

[Signature]
Lynn A. Graves

[Signature]
Lori Graves

State of Oregon
County of Umatilla

This instrument was acknowledged before me on 5/24/21 by Lynn A. Graves and Lori Graves.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/24/22

