



2021-008663

Klamath County, Oregon

06/01/2021 02:14:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

James A. Dobey  
4319 Onyx Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:

James A. Dobey  
4319 Onyx Ave  
Klamath Falls, OR 97603  
File No. 455720AM

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### STATUTORY WARRANTY DEED

**Vickie Raylene Frazer and William DeArmond Frazer,  
Trustee (or any successor Trustee) of the Vickie and William Frazer Trust  
under Agreement dated May 14, 2019, as amended,**

Grantor(s), hereby convey and warrant to

**James A. Dobey,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**Lot 5 of SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$180,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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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.

Dated this 26 day of May, 2021.

Frazer Trust

By: Vickie Raylene Frazer, Trustee  
Vickie Raylene Frazer, Trustee

By: William DeArmond Frazer, Trustee  
William DeArmond Frazer, Trustee

State of Oregon } ss.  
County of Clackamas }

On this 26 day of May, 2021, before me, Susan Irene Roethe a Notary Public in and for said state, personally appeared Vickie Raylene Frazer and William DeArmond Frazer known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Vickie and William Frazer Trust under Agreement dated May 14, 2019, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Susan Irene Roethe  
Notary Public for the State of Oregon  
Residing at: Clackamas  
Commission Expires: 10/30/2023

