

2021-009207

Klamath County, Oregon

06/10/2021 10:58:01 AM

Fee: \$87.00

Prepared By:

Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

Until a Change is Requested,

Mail Tax Statements To:

Ian Farrens and Elise Adair Farrens
1629 Micah Lane
La Pine, OR 97739

Return To:

Iron Crest National Title Agency
500 Grant Street, Suite 2900
Pittsburgh, PA 15219

Order Number:

OR-100063-2

STATUTORY WARRANTY DEED

JOHNNY THOMAS DAVIS, an unmarried person, Grantor, conveys and warrants to **IAN FARRENS** and **ELISE ADAIR FARRENS**, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances, except as specifically set forth herein:

Lot 7, TRACT NO. 1382, WILDWOOD SUBDIVISION, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

Commonly known as: 1629 Micah Lane, La Pine, OR 97739

Parcel ID: 889989

The property is free from encumbrances, EXCEPT:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true and actual consideration for this conveyance is: Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00).

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.

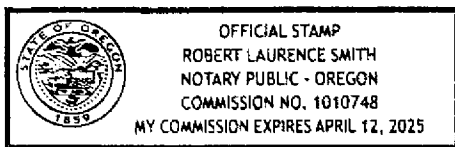
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Dated this 9th of JUNE, 2021.


JOHNNY THOMAS DAVIS

State of Oregon)
County of Klamath) ss.

Personally appeared the above-named **JOHNNY THOMAS DAVIS**, and acknowledged the foregoing instrument to be his voluntary act and deed, this 9th day of JUNE, 2021. Before me:




Notary Public – State of Oregon