

2021-009226

Klamath County, Oregon



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06/10/2021 01:24:14 PM

Fee: \$87.00

**Grantor Name & Address:**

Debra S. Lines  
330 Healy Road  
Roseburg, OR 97471

**Grantees Name & Address:**

DeAnne G. Sutton  
23670 Woods Creek Road  
Philomath, OR 97370

**Situs:** 143525 Tinsmuir Drive, Crescent Junction,  
Klamath County, Oregon

**After recording return to:**

Stacey D. Mealer, Attorney  
PO Box 81  
Sweet Home, OR 97386

**Until requested otherwise, send all tax statements to:**

DeAnne G. Sutton  
23670 Woods Creek Road  
Philomath, OR 97370

**WARRANTY DEED**

Debra S. Lines, Grantor, conveys and warrants to DeAnne G. Sutton, Grantee, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

**Lot 5 in Block 2 of Crescent Meadows according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

The true consideration for this conveyance is \$0. (Undo Gift)

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTY AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTEE UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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. 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

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 30 day of Dec 2020, 2020.

Debra S Lines

Debra S. Lines, Grantor

STATE OF OREGON                    )  
                  Douglas                    ) ss.  
County of ~~Grant~~                    )

Personally appeared before me this 17 day of February, 2020, the within named Debra S. Lines, individually, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

Brenna L. Adams

Notary Public for Oregon

My Commission Expires: 3/19/24

