

469674AM Amerititle

File No.: 21-203143

2021-010229

Klamath County, Oregon

06/30/2021 02:33:00 PM

Fee: \$92.00

<b>Grantor</b>
Yvonne Clem and Jimmy Clem 3641 Altamont Drive Klamath Falls, OR 97603
<b>Grantee</b>
Rex Sconce 3259 SW Pumice Plave Redmond, OR 97756
<b>After recording return to</b>
Rex Sconce 3259 SW Pumice Plave Redmond, OR 97756
<b>Until requested, all tax statements shall be sent to</b>
Rex Sconce 3259 SW Pumice Plave Redmond, OR 97756 Tax Acct No(s): R-3909-010AC-05400-000, R541257

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Yvonne Clem and Jimmy Clem, as tenants by the entirety, Grantor(s) convey and warrant to Rex Sconce, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens of record.

The true consideration for this conveyance is **\$91,000.00**. (Here comply with requirements of ORS 93.030)

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.

WFG Title 21-203143 SS

Executed this 28 day of June, 2021

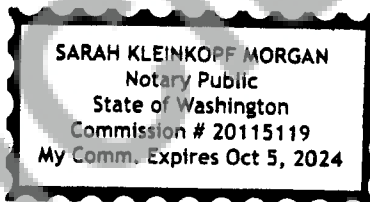
Yvonne Clem  
Yvonne Clem

Jimmy Clem  
Jimmy Clem

STATE OF ~~OREGON~~ Skam Washington  
COUNTY OF Clark

This instrument was acknowledged before me this 28 day of June, 2021 by Yvonne Clem and Jimmy Clem.

Sarah Kleinkopf Morgan  
Notary Public for Oregon  
My Commission Expires: 10/5/2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The North 1/2 of Lot 7 in Block 7. ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial  
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