

475851 AM
470321076494

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:

Bobbie James Wolfskill

GRANTEE'S NAME:

Pamela Lybarger and Daniel Lybarger

AFTER RECORDING RETURN TO:

Order No.: 470321076494-CD

Pamela Lybarger and Daniel Lybarger, as tenants by the entirety
15441 Green Bridge Road SE
Jefferson, OR 97352

SEND TAX STATEMENTS TO:

Pamela Lybarger and Daniel Lybarger
15441 Green Bridge Road SE
Jefferson, OR 97352

APN: 81011

Map: 3107-001D0-02600

Lot 13 Scott View Drive, Chiloquin, OR 97624

2021-010575

Klamath County, Oregon

07/07/2021 02:12:00 PM

Fee: \$87.00

TICOR TITLE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bobbie James Wolfskill, Grantor, conveys and warrants to **Pamela Lybarger and Daniel Lybarger, 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:

Lot 13, Block 9, Tract No. 1027, MT. SCOTT MEADOW SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS **(\$9,900.00)**. (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: 7/6/21

Bobbie James Wolfskill
Bobbie James Wolfskill

State of Oregon
County of Lane

This instrument was acknowledged before me on 7/6/21 by
Bobbie James Wolfskill

Frances E. Pruett
Notary Public - State of Oregon

My Commission Expires: 3/21/23

