



00284383202100113740020025

07/23/2021 02:03:26 PM

Fee: \$87.00

Returned at Counter

AFTER RECORDING, RETURN TO:

WILMA S. LANCASTER 6214 ALVA AVE KLAMATH FALLS, OR 97603

SEND TAX STATEMENTS TO:

WILMA S. LANCASTER 6214 ALVA AVE KLAMATH FALLS, OR 97603**STATUTORY WARRANTY DEED**

WILMA S. LANCASTER [NAME OF GRANTOR], with an address  
 of 6214 ALVA AVE KLAMATH FALLS, OR 97603 [GRANTOR ADDRESS HERE]  
 ("Grantor"), conveys and warrants to MARIANNE K. HOLLIER, RIGHT OF SURVIVORSHIP WILMA S. LANCASTER  
 [NAME OF GRANTEE HERE], whose address is  
439 SUTTER AVE MEDFORD, OR 97504 AND \*  
6214 ALVA AVE KLAMATH FALLS, OR 97603 [GRANTEE ADDRESS HERE],  
 ("Grantee"), the following described real property (the "Property") free of encumbrances, except  
 as specifically set forth herein:  
 Land in KLAMATH [COUNTY NAME HERE] County,  
 Oregon, described more particularly as follows:

LOT 12 IN BLOCK 5, SECOND ADDITION TO WINEMA GARDENS, ACCORDING TO THE  
OFFICIAL PLAT THERE OF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON.

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ ESTATE PLANNING

This property is free of liens and encumbrances, EXCEPT: THOSE OF RECORD AND  
VISIBLE ON THE LAND

**[LIST EXCEPTIONS]**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 23 day of July, 2021.

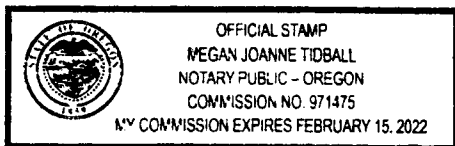
Wilma L. Lancaster  
Grantor

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 23 day of July, 2021, by Wilma Lancaster [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Megan J. Tidball  
Printed Name: Megan J. Tidball  
Notary Public in and for the State of Oregon