



After recording return to:  
Chanc Stephen Leal  
16671 Shaw Pine Court  
La Pine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Chanc Stephen Leal  
16671 Shaw Pine Court  
La Pine, OR 97739

File No.: 7081-3682658 (JK)  
Date: February 17, 2021

THIS SPACE RESERVED FOR RECORD

**2021-011699**

**Klamath County, Oregon**

07/30/2021 01:44:00 PM

Fee: \$92.00

### **STATUTORY WARRANTY DEED**

**Jerry V. Herline and Viola J. Herline**, Grantor, conveys and warrants to **Chanc Stephen Leal**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. 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.
2. The **2021/2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$90,000.00**. (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.

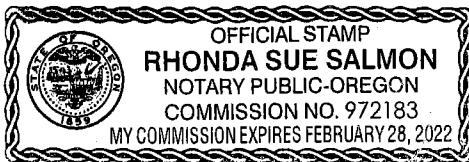
Dated this 28<sup>th</sup> day of July, 2021.

Jerry V. Herline  
Jerry V. Herline

Viola J. Herline  
Viola J. Herline

STATE OF Oregon )  
 )ss.  
County of Marion )

This instrument was acknowledged before me on this 28<sup>th</sup> day of July, 2021  
by **Jerry V. Herline and Viola J. Herline.**



Rhonda Sue Salmon  
Notary Public for Oregon  
My commission expires: 2/28/2022

APN: **R895640**

Statutory Warranty Deed  
- continued

File No.: **7081-3682658 (JK)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Land Partition 54-07, located in the SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and recorded May 6, 2009 as Instrument No. 2009-006300 Klamath County Records.