

After Recording, Return To:

Thomas A. Clopton
848 Nicholas Lee Drive
Medford, OR 97501

Mail Tax Statements To:

Thomas A. Clopton
848 Nicholas Lee Drive
Medford, OR 97501

2021-012064

Klamath County, Oregon



00285189202100120640010017

08/06/2021 03:20:35 PM

Fee: \$82.00

STATUTORY WARRANTY DEED

THOMAS A. CLOPTON, GRANTOR, HEREBY conveys and warrants to THOMAS A. CLOPTON and LAURA JONES, the GRANTEEES, as joint tenants with right of survivorship and not as tenants in common, all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Jackson County, Oregon, to-wit:

LOT 6, HOGUE HEAVEN ESTATES, A SUBDIVISION, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIE PLAT THEREOF, RECORDED IN VOLUME 45, PAGE 23 OF PLAT RECORDS.

More commonly known as 848 Nicholas Lee Drive, Medford, Oregon.

Tax account # 1-10087806 Map # 372WDD 4406

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0, being made for estate planning purposes.

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 4 day of AUGUST, 2021.



THOMAS A. CLOPTON

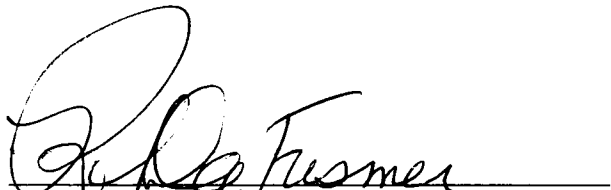
STATE OF OREGON)

) ss.

COUNTY of Jackson)

Personally appeared the above named Thomas A. Clopton, , and acknowledged the foregoing instrument to be his voluntary act and deed this 4 day of August, 2021





NOTARY PUBLIC
My Commission expires: 6/18/22