

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702

2021-012136  
Klamath County, Oregon  
08/09/2021 11:43:00 AM  
Fee: \$92.00



After recording return to:  
Kyle Raymond Lamm  
2461 Orchard Way  
Klamath Falls, OR 97601-3262

Until a change is requested all tax  
statements shall be sent to the  
following address:

Kyle Raymond Lamm  
2461 Orchard Way  
Klamath Falls, OR 97601-3262

Title file 472492AM  
File No.: 7061-3767283 (SJN)  
Date: June 17, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Spencer Brennan and Lisa Fleming, not as Tenants in Common, but with Rights of Survivorship**, Grantor, conveys and warrants to **Kyle Raymond Lamm**, 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 **\$170,000.00**. (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.

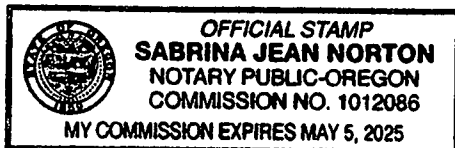
Dated this 29 day of July, 2021.

Spencer Brennan  
Spencer Brennan

Lisa Fleming  
Lisa Fleming

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 29 day of July, 2021  
by **Spencer Brennan and Lisa Fleming**.



[Signature]  
Notary Public for Oregon  
My commission expires: 5/5/25

**EXHIBIT A**

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

**Lot 25 in Block 125, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO, all that portion of the strip of land lying contiguous to the Northerly boundary of Lot 25, Block 125, MILLS ADDITION, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County Records, and between extensions of the Easterly boundary line and the Westerly boundary line of said Lot to the centerline of that strip of land described in the certain correction deed to the United States dated September 28, 1912, recorded in Book 38, at Page 209, filed in the records of Klamath County, State of Oregon.**