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08/13/2021 01:49:52 PM

Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: David A. Kinnan 2820 Madison Street Klamath Falls, OR 97601
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Grantor:
Robert D. Kinnan
Louise E. Kinnan
5430 Delaware Ave
Klamath Falls, OR 97603

Returned at Counter
Grantee:
David A. Kinnan
2820 Madison Street
Klamath Falls, OR 97603

- WARRANTY DEED -

Robert D. Kinnan and Louise E. Kinnan, Grantors, conveys and warrants to David A. Kinnan, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

The Easterly 90 feet of Lot 12 Cloverdale, according to the duly recorded plat thereof on file in Klamath County, Oregon.

SUBJECT TO:

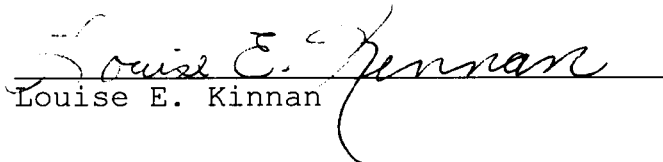
Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; easements and rights of way of record and apparent on the land; contract and/or lien for irrigation and/or drainage; rules, regulations and assessments of South Suburban Sanitary District; reservations contained in the dedication of Cloverdale, and reservations in deed from F. C. and Gladys T. Adams to Chester Willey and Fern F. Willey, husband and wife, recorded in Vol. 200, page 95, Deed Records of Klamath County, Oregon, on December 17, 1946, and to taxes for current fiscal year.

The true and actual consideration for this transfer is a Gift.

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.

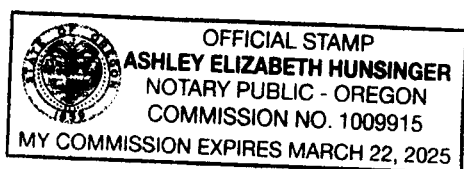
Dated this 13 day of August, 2021.

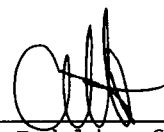

Robert D. Kinnan


Louise E. Kinnan

STATE OF OREGON)
) ss.
County of Klamath)

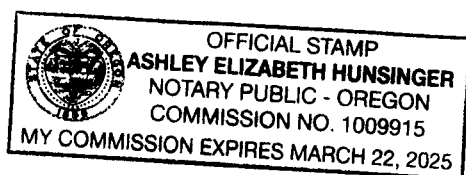
On this 13 day of August, 2021, before me personally appeared Robert D. Kinnan to me known to be the person who executed the foregoing instrument, and he thereupon duly acknowledge to me that he executed the same to be his free act and deed.





Notary Public for Oregon
My Commission expires: 3/22/25

STATE OF OREGON)
) ss.
County of Klamath)

On this 13 day of August, 2021, before me personally appeared Louise E. Kinnan to me known to be the person who executed the foregoing instrument, and she thereupon duly acknowledge to me that she executed the same to be her free act and deed.




Notary Public for Oregon
My Commission expires: 3/22/25