



THIS SPACE RESERVED FOR

2021-013833
Klamath County, Oregon
09/13/2021 09:15:01 AM
Fee: \$87.00

After recording return to:

Jason Simpson and Denelle Simpson

6510 S 6th St., Ste. 10

Klamath Falls, OR 97603

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

Jason Simpson and Denelle Simpson

6510 S 6th St., Ste. 10

Klamath Falls, OR 97603

File No. 486245AM

STATUTORY WARRANTY DEED

Lisa Renee Osborn,

Grantor(s), hereby convey and warrant to

Jason Simpson and Denelle Simpson, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lots 16, 17, and 18 of Block 88 in KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT
NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$20,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 9 day of September, 2021.

X Lisa Renee Osborn
Lisa Renee Osborn

State of Oregon } ss
County of Klamath

On this 9 day of September, 2021, before me, Elvina May Sanches, a Notary Public in and for said state, personally appeared **Lisa Renee Osborn**, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he is she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: 101 Grant St Klamath Falls OR 97601
Commission Expires: 8/8/22

