

## After recording return to:

Carolyn L. McCord  
1325 NW Lawnridge Avenue  
Grants Pass, OR 97526

## Send tax statements to:

Carolyn L. McCord  
1325 NW Lawnridge Avenue  
Grants Pass, OR 97526

2021-014376

Klamath County, Oregon



00287809202100143760020026

09/21/2021 02:16:18 PM

Fee: \$87.00

## STATUTORY WARRANTY DEED

Harley I. Harrison and Linda D. Harrison, as tenants by the entirety, Grantor, conveys and warrants to Carolyn L. McCord and Robert A. McCord, mother and son, as joint tenants, the following described real property free of encumbrances except as specifically set forth herein:

Lot 20, Block 3, Tract No. 1051, LAKEWOODS UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

(MAP 3805-05AO TL 6800 KEY #71852 SITUS ADDRESS 41512 Lakewoods Drive, Klamath Falls, OR 08601)

This property is free of encumbrances, EXCEPT:

Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.

The true consideration for this conveyance is \$60,000.

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

Harley I. Harrison

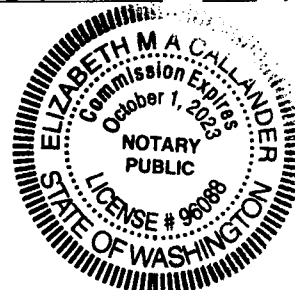
Linda D. Harrison

State of Washington, County of Clark

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2021, by Harley I. Harrison and Linda D. Harrison, as tenants by the entirety.

Notary Public

My commission expires Oct. 1, 2023



September 9, 2021

Harley I and Linda D Harrison  
1268 S 44<sup>th</sup> Ave  
Ridgefield, WA 98642

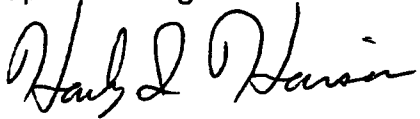
Attention Carolyn and Robert McCord,

This letter is in regards to the following real estate property located at:

**Lot 20, Block 3, Tract No. 1051, LAKEWOODS UNIT#2, according to the official plat  
Thereof on file in the office of the Clerk of Klamath County, Oregon  
(Code 008 MAP 3805-005AO TL 06800 KEY #71852)**

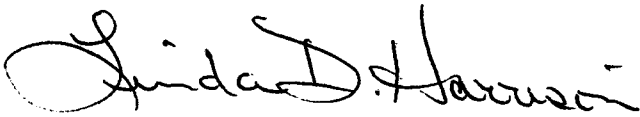
Harley and Linda Harrison will be liable for any liens, that occur while owners of the above stated property, for the next five years starting September 15, 2021. The termination of this agreement will be September 15, 2026.

Upon checking with Klamath County there are no liens at this time.



9-9-2021

Harley I Harrison



9-9-2021

Linda D Harrison