



2021-014757

Klamath County, Oregon

09/29/2021 02:09:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Daniel Graham

3580 Shasta Way Ste. P

Klamath Falls, OR 97603

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

Daniel Graham

3580 Shasta Way Ste. P

Klamath Falls, OR 97603

File No. 481547AM

STATUTORY WARRANTY DEED

Janet M. Chancellor and Albert Chancellor, Trustees of the Janet M. Chancellor Trust dated October 22, 2020 as to an undivided one-half interest and Vernon Buckley, Jr. as to an undivided one-half interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Daniel Graham,

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:

All that portion of lot 69 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lot 69 and running thence East along the South line of said Lot 69, a distance of 150 feet; thence North, parallel with the West line of said Lot 69, a distance of 60 feet; thence West, parallel with the South line of said Lot 69, a distance of 150 feet; thence South along the West line of said Lot 69, a distance of 60 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Homedale Road disclosed by instrument recorded December 5, 1963, in Deed Volume 349 at page 511.

The true and actual consideration for this conveyance is \$100,000.00.

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

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 24 day of September.

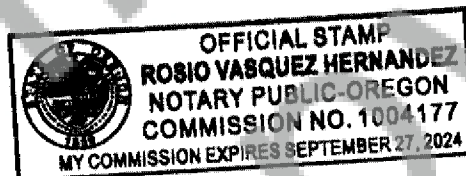
The Janet M. Chancellor Trust

By: [Signature]
Janet M. Chancellor, Trustee

By: [Signature]
Albert Chancellor, Trustee

Vernon Buckley Jr.

State of Oregon } ss
County of Clatsop



On this 24 day of Sept, 2021, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Janet M. Chancellor and Albert Chancellor, Trustees of the Janet M. Chancellor Trust, 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/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: Clatsop
Commission Expires: Sept 27, 2024

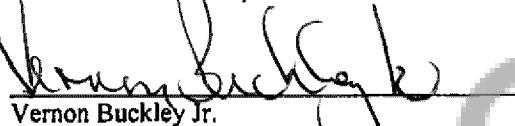
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Dated this 23 day of September, 2021.

The Janet M. Chancellor Trust

By: _____
Janet M. Chancellor, Trustee

By: _____
Albert Chancellor, Trustee


Vernon Buckley Jr.

State of _____ } ss
County of _____ }

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Janet M. Chancellor and Albert Chancellor, Trustees of the Janet M. Chancellor Trust, 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/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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of NH } ss
County of Hillsborough

On this 23 day of Sept, 2021, before me, LINDA R MICHAELS a Notary Public in and for said state, personally appeared Vernon Buckley, Jr., 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/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.

Linda R Michaels

Notary Public for the State of NH

Residing at: Milton NH

Commission Expires:

2.3.2026

