



2021-015406

Klamath County, Oregon

10/13/2021 10:50:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Colter Chancellor and Lisa Chancellor

Po Box 55

Klamath Falls, OR 97601

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

Colter Chancellor and Lisa Chancellor

Po Box 55

Klamath Falls, OR 97601

File No. 437955AM

STATUTORY WARRANTY DEED

Adam K. Burwell and Lindsey G. Burwell, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Colter Chancellor and Lisa Chancellor, 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:

PARCEL 1

Lot 2, Tract 1173, being a subdivision of Lot 1, Block 10, LYNNEWOOD, in the County of Klamath, State of Oregon.

PARCEL 2

A parcel of land, being a portion of Lot 7, Tract 1173, being a subdivision of Lot 1, Block 10, LYNNEWOOD, in the County of Klamath, State of Oregon, being more particularly described as follows;

Beginning at the pin which marks the Northeast corner of Lot 2, Tract 1173; thence Westerly 16 feet more or less along the Northerly lot line of said Lot to a point which is 16 feet Southwesterly and parallel to lot line running between Lots 7 and 8 to the true point of beginning; thence Northwesterly 14 feet along a line which is 16 feet Southwesterly and parallel to lot line running between Lots 7 and 8 to a point; thence in a Southwesterly direction to the Northwest corner of aforesaid Lot 2; thence Easterly along the Northerly lot line of said Lot 2 to the true point of beginning.

The true and actual consideration for this conveyance is \$490,000.00.

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 19 day of August, 2021

Adam K. Burwell
Adam K. Burwell

Lindsey G. Burwell
Lindsey G. Burwell

State of Oregon } ss
County of Klamath }

On this 19 day of August, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Adam K. Burwell and Lindsey G. Burwell, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

