

2021-015628
Klamath County, Oregon



10/15/2021 03:41:33 PM

Fee: \$82.00

After Recording, Return To:

George Lockett
2934 Summers Lane, Unit 4
Klamath Falls, OR 97603

Mail Tax Statements To:

George Lockett
2934 Summers Lane, Unit 4
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

LA VERNE R. WONSER, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO GEORGE LOCKETT, the GRANTEE, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

A parcel of land in the SW1/4 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, as recorded in Kamath County, Oregon, described as follows:

Commencing at a point 900 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and running 238 feet East; thence 50 feet North; thence 238 feet West; thence 50 feet South to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Summers Lane.

Commonly known as 2811 Summers Lane, Klamath Falls, OR 97603.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$180,000.00.

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.

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 30 day of September 2021.


LA VERNE R. WONSER

STATE OF ALASKA)

COUNTY OF) ss.

Kenai Peninsula)

The foregoing instrument was acknowledged before me on this September 30, 2021, by LA VERNE R. WONSER.


NOTARY PUBLIC

Notary Public
AMANDA S. COELHO
State of Alaska
Commission No.: 180922001
My Commission Expires 09/22/2022