

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:

Douglas W. Lawnicki and Julie B. Lawnicki

GRANTEE'S NAME:

Brandy Jean Olsen and Eric John Edwin Olsen

AFTER RECORDING RETURN TO:

Order No.: 60222111228-SW
Brandy Jean Olsen and Eric John Edwin Olsen, as tenants by the
entirety
2271 W 11th Ave
Junction City, OR 97448

SEND TAX STATEMENTS TO:

Brandy Jean Olsen and Eric John Edwin Olsen
2271 W 11th Ave
Junction City, OR 97448

APN: 145202
31 Diamond Peak Drive, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Douglas W. Lawnicki and Julie B. Lawnicki, Grantor, conveys and warrants to Brandy Jean Olsen and Eric John Edwin Olsen, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY-THREE THOUSAND AND NO/100 DOLLARS (\$83,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/9/21

Douglas W. Lawnicki
Douglas W. Lawnicki

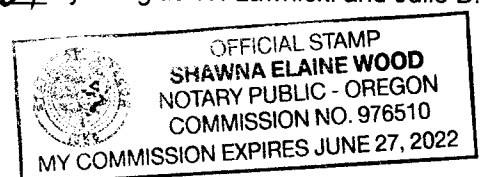
Julie B. Lawnicki
Julie B. Lawnicki

State of OR
County of Klamath

This instrument was acknowledged before me on 11/9/21 by Douglas W. Lawnicki and Julie B. Lawnicki.

Shawna Elaine Wood
Notary Public - State of Oregon

My Commission Expires: 6/27/22



Fidelity National Title # 60222111228

2021-017359

Klamath County, Oregon

11/19/2021 10:12:01 AM

Fee: \$87.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 31 in Block 1, Tract 1074, Leisure Woods, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.