



MTC 514529AM

2022-000407

Klamath County, Oregon

01/11/2022 03:02:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Erin Michelle Garrett and James Lee Garrett

34854 Irving Way

Chiloquin, OR 97624

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

Erin Michelle Garrett and James Lee Garrett

34854 Irving Way

Chiloquin, OR 97624

File No. 514529AM

STATUTORY WARRANTY DEED

Marshal Case and Joanne Case, as to Parcel 1 and

Marshal T. Case and Joanne Case who acquired title as Joanne Finkel, with right of survivorship, as to Parcel 2,

Grantor(s), hereby convey and warrant to

Erin Michelle Garrett and James Lee Garrett, 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:

Lots 16 and 17 in Block 47 of Tract 1184, Oregon Shores Unit 2, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$220,000.00.

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 8th day of January, 2022

Marshal T. Case
Marshal T. Case

Joanne Case
Joanne Case

State of Vermont, ss
County of Bennington

On this 8th day of January, 2022, before me, William L. Meyer a Notary Public in and for said state, personally appeared Marshal T. Case and Joanne Case, 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.

William L. Meyer
Notary Public for the State of Vermont
Residing at: West Rupert, Vermont
Commission Expires: 1/31/2023

William L. Meyer
Notary Public State of Vermont
Commission Expires: 1/31/2023
Commission # 157.0009825