

2022-000813

Klamath County, Oregon

01/20/2022 02:15:01 PM

Fee: \$87.00

Return To:



After Recording Return to:

Gary De Robbio

109514 HWY 97

Chemult OR 97731

Until a change is requested all tax statements
Shall be sent to the following address.

(same as above)

File No. DE16628 / 514857AM

STATUTORY WARRANTY DEED

Thomas W. Clark and Karen E. Clark, as tenants by the entirety

herein called grantor, convey(s) and warrant(s) to

Gary De Robbio,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 1, 2, and 3 in Block 5 of The Original Townsite of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Tax Account # 168446, Map # 2708021CB01500)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$65,000.00**.

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, AND 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.

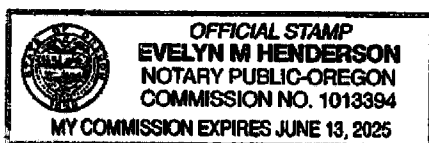
Dated: January 11, 2022

By: Thomas W. Clark
Thomas W. Clark

By: Karen E. Clark
Karen E. Clark

STATE OF OREGON, County of Deschutes) ss.

On January 11, 2022, personally appeared the above named **Thomas W. Clark and Karen E. Clark** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Evelyn M. Henderson

Notary Public for Oregon

My commission expires: 6-13-25

Official Seal