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470321079950

RECORDING REQUESTED BY:



300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:
Christopher Luttrell

GRANTEE'S NAME:
Heath Jones

AFTER RECORDING RETURN TO:

Order No.: 470321079950-HP
Heath Jones
42480 SE Sutter Creek Ln
Estacada, OR 97023

SEND TAX STATEMENTS TO:

Heath Jones
42480 SE Sutter Creek Ln
Estacada, OR 97023

APN: 609372
9805 E Langell Valley Rd, Bonanza, OR 97623

2022-000983
Klamath County, Oregon
01/25/2022 03:08:01 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Christopher Luttrell, Grantor, conveys and warrants to Heath Jones, 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:

A parcel of land situated in the SW 1/4 of Section 35, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence running Noth 208.7 feet; thence East 208.7 feet; thence due West 208.7 feet to the place of beginning.

Excepting therefrom that portion conveyed to Klamath County for road purposes in Volume 286, page 58, Deed Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). (See ORS 93.030).

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 1-21-22

Christopher Luttrell by Lisa Luttrell
Christopher Luttrell by Lisa Luttrell, Attorney in fact
Attorney in fact

State of OREGON
County of JOSEPHINE

This instrument was acknowledged before me on 1-21-2022 by Lisa Luttrell as Attorney in fact for Christopher Luttrell.

Heidi
Notary Public - State of Oregon

My Commission Expires: 8-30-24

