

Oakes Law.
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01/25/2022 03:46:17 PM

Fee: \$82.00

After Recording, Return To:

Douglas Wilson
2495 N. Bunchgrass Dr.
Post Falls, ID 83854-7025

Mail Tax Statements To:

Douglas Wilson
2495 N. Bunchgrass Dr.
Post Falls, ID 83854-7025

STATUTORY WARRANTY DEED

LOUISE FOOR, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO LOUISE FOOR and DOUGLAS WILSON, the GRANTEEES, not as tenants in common, but as joint tenants with rights of survivorship, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lots 238 and 239, Resubdivision of the Southerly portion of Tracts "B" and "C", Frontier Tracts, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.

MAP: 3606-009DA-07700

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

The true consideration for this conveyance is \$0 ("None").

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 31 day of December, 2021.

LOUISE FOOR

STATE OF ARKANSAS)

COUNTY OF Benton)

) ss.
)

The foregoing instrument was acknowledged before me on this 31 of December, 2021, by LOUISE FOOR.

NOTARY PUBLIC
My Commission Expires:

