

2022-003120

Klamath County, Oregon



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03/14/2022 02:27:11 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:

Stephen A. Massey
P. O. Box 272
Keno, OR 97627

WARRANTY DEED

Steve Massey, Grantor, conveys and warrants to Stephen A. Massey and John A. Wood of Corona, California, not as tenants in common but with right of survivorship, Grantees, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:

The easterly two (2) acres of Lot 2, Block 6, First Addition to Keno Whispering Pines, in the County of Klamath, State of Oregon, together with a nonexclusive easement for roadway purposes over the southerly 15 feet of remaining portion of Lot 2, Block 6, First Addition to Keno Whispering Pine.

Commonly known as 12189 Kann Springs Road, Keno, Oregon 97627.

There is no consideration for this conveyance. It is done for estate planning purposes.

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

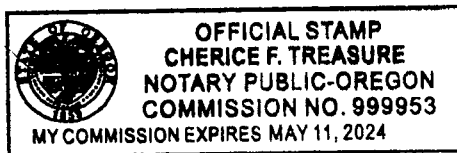
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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 10th day of March, 2022.


Steve Massey

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Steve Massey acknowledge the foregoing instrument to be his/her/their voluntary act. Before me this 10th day of March, 2022.




Notary Public for Oregon
My commission expires: 5-11-2024