

2022-005296

Klamath County, Oregon



00299326202200052960010018

04/26/2022 11:18:54 AM

Fee: \$82.00

 SPACE RESERVED
FOR
RECORDER'S USE

 DOUG LAWNICKI
1916 HEITZMAN WAY
EUGENE OR 97402

Grantor's Name and Address

 ANTHONY ETCHISON
542 NICHOLAS DR
SPRINGFIELD OR 97477

Grantee's Name and Address

After recording, return to (Name and Address):

 ANTHONY ETCHISON
542 NICHOLAS DR
SPRINGFIELD OR 97477

Until requested otherwise, send all tax statements to (Name and Address):

 ANTHONY ETCHISON
542 NICHOLAS DR
SPRINGFIELD OR 97477

WARRANTY DEED - STATUTORY FORM

DOUG LAWNICKI

 _____, Grantor,
conveys and warrants to ANTHONY ETCHISON

 _____, Grantee,
the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH
County, Oregon: LOT 6 IN BLOCK 1 OF TRACT NO 1074, LEISURE WOODS, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON; ALONG WITH ALL
WATER RIGHTS RECORDED TO THIS SAID PROPERTY. MAP

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

R-2407-007BD-001900-00

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 80,000 (Here, comply with the requirements of ORS 93.030.)

 DATED April 26, 2022; any signature on behalf of a business or other entity is made with the
authority of that entity.

 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 DETER-
MINE 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.

STATE OF OREGON, County of Klamath ss.

 This instrument was acknowledged before me on April 26, 2022
by Doug Lawnicki

 This instrument was acknowledged before me on _____
by _____
as _____
of _____

 OFFICIAL STAMP
LISA MARIE KESSLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 982076
MY COMMISSION EXPIRES DECEMBER 19, 2022

Notary Public for Oregon

My commission expires December 19, 2022