

After Recording Return To:
First American Title



After recording return to:
Michael G. Naylor
11894 Chinquapin Drive
Crescent Lake, OR 97733

Until a change is requested all tax
statements shall be sent to the
following address:
Michael G. Naylor
11894 Chinquapin Drive
Crescent Lake, OR 97733

File No.: 7061-3906748 (JNR)
Date: February 25, 2022

2022-006382

Klamath County, Oregon

05/19/2022 02:21:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Hailee E. Surney, Successor Trustee of The Harry W. Yant, Jr. Trust, dated May 5, 2004,
Grantor, conveys and warrants to **Michael G. Naylor and Christopher M. Naylor not as tenants in
common, but with rights of survivorship**, Grantee, the following described real property free of
liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 29 in Block 15 of TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

APN: 164752

Statutory Warranty Deed
- continued

File No.: 7061-3906748 (JNR)

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 18th day of May, 2022.

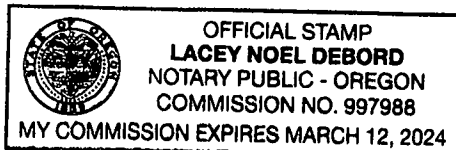
Hailee E. Surney, Successor Trustee of The
Harry W. Yant, Jr. Trust, dated May 5, 2004

Hailee E. Surney
Hailee E. Surney, Trustee

STATE OF Oregon)
County of Klamath)ss.
Mulholland)

This instrument was acknowledged before me on this 18th day of May, 2022
by ~~as~~ of Hailee E. Surney, Successor Trustee of The Harry W. Yant, Jr. Trust, dated May 5, 2004, on
behalf of the ~~trust~~.

[Signature]



Notary Public for Oregon
My commission expires: 3-12-2024