

FIRST AMERICAN 3933210



After recording return to:
Brian D. Knotts
150496 Jerry Road
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Brian D. Knotts
150496 Jerry Road
La Pine, OR 97739

File No.: 1032-3933210 (kd)
Date: May 18, 2022

THIS SPACE RESERVED FOR RECORD

2022-006429

Klamath County, Oregon

05/20/2022 12:02:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Hershel B. Knotts and Nancy E. Knotts, Grantor, conveys and warrants to **Brian D. Knotts**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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)

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.

Hershel B. Knotts
Hershel B. Knotts
HERSHEL B. KNOTTS *HLB*

Nancy E. Knotts
Nancy E. Knotts

STATE OF Oregon)
WASHINGTON) ss.
County of Klamath *5/18/2022 lkm*

This instrument was acknowledged before me on this 18th day of MAY, 2022
by ~~Hershel B. Knotts and Nancy E. Knotts.~~

HERSHEL B. KNOTTS
lkm 5/18/2022

Andrea Kay Murdoch, Notary

Notary Public for Oregon

My commission expires: MARCH 16, 2024

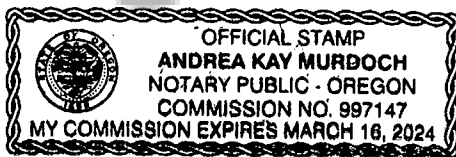


EXHIBIT A

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

Lot 1 in Block 6 of Third Addition to Antelope Meadows, according to the official plat there of on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy