

2022-006473

Klamath County, Oregon

05/23/2022 12:34:01 PM

Fee: \$102.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

This space reserved for use by
the County Recording Office

After recording return to:

**First American Title
515 E Hancock Street
Newberg, OR 97132**

- 1) Title(s) of Transaction(s)** ORS 205.234(a)
Statutory Warranty Deed
- 2) Direct Party/Grantor(s)** ORS 205.125(1)(b) and ORS 205.160
Knotts
- 3) Indirect Party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160
Knotts
- 4) True and Actual Consideration** ORS 93.030
\$
- 5) Send Tax Statements to:**
grantee

☒ : If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of First American Title to correct Grantor/spelling previously recorded in Book and Page , or as Fee Number 2022-006429."

(Legal description if corrected is attached to included certified document of the original.)

FIRST AMERICAN 3933210

2022-006429

Klamath County, Oregon

05/20/2022 12:02:01 PM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORD

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

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)



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 RECORDER'S USE

STATUTORY WARRANTY DEED

Hershel B. Knotts, who acquired title as Hershell 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)

3933210
FIRST AMERICAN

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 *HK*

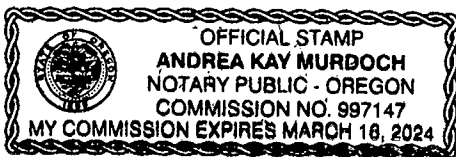
Nancy E. Knotts
Nancy E. Knotts

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

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

HERSHEL B. KNOTTS
HK 5/18/2022

Andrea Kay Murdoch, Notary



Notary Public for Oregon

My commission expires: MARCH 16, 2024

APN: 136640

Statutory Warranty Deed
- continued

File No.: 1032-3933210 (kd)

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.