



2022-011150
Klamath County, Oregon
09/15/2022 10:25:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chaney Real Estate Development, Inc.

219 S. California St. #5

Lodi, CA 95240

Until a change is requested all tax statements shall be sent to the following address:

Chaney Real Estate Development, Inc.

219 S. California St. #5

Lodi, CA 95240

File No. 537890AM

STATUTORY WARRANTY DEED

**Mary Ellen Chaney, as Trustee of the Bruce Leonard Chaney and Mary Ellen Chaney Family Trust, U.A.D.
Feb. 20, 2008,**

Grantor(s), hereby convey and warrant to

Chaney Real Estate Development, Inc., a California corporation,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 50 and 51, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion conveyed to Klamath County by document Recorded December 2, 1963 in Volume 349 page 474, Klamath County Deed Records.

The true and actual consideration for this conveyance is \$40,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 9th day of Sept., 2022

The Bruce Leonard Chaney and Mary Ellen Chaney Family Trust

By: Mary Ellen Chaney
Mary Ellen Chaney, Trustee

State of Oregon } ss.
County of Klamath }

On this 9th day of Sept., 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Mary Ellen Chaney known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Bruce Leonard Chaney and Mary Ellen Chaney Family Trust, U.A.D. Feb. 20, 2008, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 7-29-25

