

2022-011353

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00306352202200113530020026

09/20/2022 11:10:47 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Gregory R. Anderson &  
Patricia R. Anderson  
PSC 7 Box #302  
APO AE 09104-004

GRANTEE'S NAME AND ADDRESS:

Janet K. Meek  
7949 Teal Drive  
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Janet K. Meek  
7949 Teal Drive  
Bonanza, OR 97623

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That Barbara J. Moffitt, Attorney-in-Fact for Gregory R. Anderson and Patricia R. Anderson, as tenants by the entirety, devisees of the Estate of James Arthur Rau, Jr. hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Janet K. Meek, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:**

Lot 36 in Block 32 of KLAMATH FALLS FOREST ESTATE HIGHWAY 66 UNIT,  
PLAT NO. 2, Klamath County, Oregon.

Property ID No.: 461351  
Map Tax Lot No.: 3811-009B0-00200

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

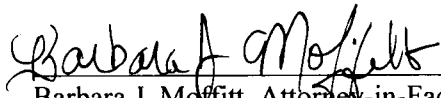
**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,000.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

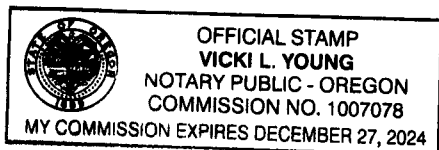
IN WITNESS WHEREOF, the grantor has executed this instrument this 16<sup>th</sup> day of September, 2022 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

  
Barbara J. Moffitt, Attorney-in-Fact for  
Gregory R. Anderson and Patricia R. Anderson

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 16<sup>th</sup> day of September, 2022, by Barbara J. Moffitt, as Attorney-in-Fact for Gregory R. Anderson and Patricia R. Anderson.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 12-27-2024