



2023-001841
Klamath County, Oregon
03/17/2023 10:37:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tracy Lynn Spencer

116 Yellowhammer Rd.

Tyner, NC 27980

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

Tracy Lynn Spencer

3634 Flint St.

Klamath Falls, OR 97601

File No. 581164AM

STATUTORY WARRANTY DEED

**Christopher Johns and Cheney Vessels, who acquired title as Cheney Johns,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Tracy Lynn Spencer,

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:

**Lot 5 in Block 7 LENOX, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.**


The true and actual consideration for this conveyance is \$220,000.00.

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:

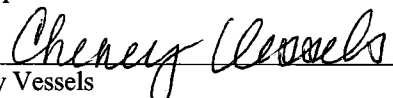
Signed in counterpart

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 13 day of march, 2023.



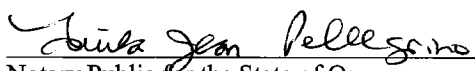
Christopher Johns



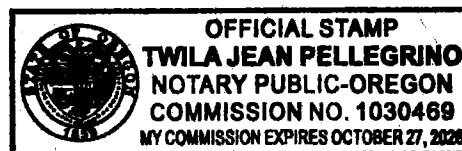
Cheney Vessels

State of Oregon } ss
County of Klamath }

On this 13 day of March, 2023, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Christopher Johns, known or identified to me to be the person(s) whose
name(s) is are subscribed to the within Instrument and acknowledged to me that he she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

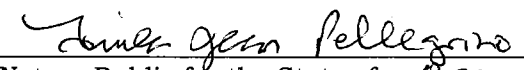


Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026



State of Oregon } ss
County of Klamath }

On this 14 day of march, 2023, before me, Twila Jean Pellegrino, a Notary
Public in and for said state, personally appeared Cheney Vessels, known or identified to me to be the
person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that
he (she) they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

