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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2023-005823

Klamath County, Oregon



00317266202300058230010010

07/13/2023 02:27:22 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Returned at Counter

DAVID B. CLAWSON & WALT R. MOODY  
1603 WIARD STREET  
KLAMATH FALLS OREGON 97603

Grantor's Name and Address

DAVID B. CLAWSON & BEVERLY CLAWSON  
1603 WIARD STREET  
KLAMATH FALLS OREGON 97603

Grantee's Name and Address

After recording, return to (Name and Address):

DAVID CLAWSON  
1603 WIARD ST.  
KLAMATH FALLS OR. 97603

Until requested otherwise, send all tax statements to (Name and Address):

DAVID & BEVERLY CLAWSON  
1603 WIARD ST.  
KLAMATH FALLS OR. 97603

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID B. CLAWSON AND WALTER RALF MOODY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DAVID B. CLAWSON AND BEVERLY ANN CLAWSON HUSBAND & WIFE

hereinafter called 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 KLAMATH COUNTY County, State of Oregon, described as follows (legal description of property):

THE SE 1/4, of THE NE 1/4, of THE SW 1/4, of SECTION 31, TOWNSHIP 35 SOUTH, RANGE 13 EAST of THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY OREGON. TAX LOT 3513-03100-01100.

SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS, RIGHTS, RIGHTS OF WAY, AND ALL MATTERS OF RECORD ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 (if no exceptions, so state): AS IS - NO EXCEPTIONS

\_\_\_\_\_, 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 \$ 17,000. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. <sup>②</sup> (The sentence between the symbols <sup>②</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on May 2nd, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 2, 2023  
by David B. Clawson

This instrument was acknowledged before me on May 2, 2023  
by Walt R. Moody

as Grantor's  
of Above Described Property



OFFICIAL STAMP  
DYALA CAROLINA BARBUDO  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 987441  
MY COMMISSION EXPIRES MAY 30, 2023

Notary Public for Oregon

My commission expires MAY 30, 2023