

2023-006956

Klamath County, Oregon



00318632202300069560030036

08/15/2023 09:49:53 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
Robert A. Wilson and Desiree Leo-Wilson

SEND TAX STATEMENTS TO:
5474 Lockford Dr.
Klamath Falls OR 97603

STATUTORY WARRANTY DEED

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Ann
Boyd Wilson and Beverly Wilson, with an address of 2665 Van Pelt Blvd. #43 Roseburg OR 97471 ("Grantor"), conveys and warrants to Robert A. Wilson and Desiree Leo-Wilson, whose address is 5474 Lockford Dr. Klamath Falls OR 97603, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:
Land in Klamath County, Oregon, described more particularly as follows:

MAP 3909-011DA-07600
5474 Lockford Dr.
Klamath Falls OR 97603

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$275,000.00.

This property is free of liens and encumbrances.

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

Version 1.2 – July 31, 2015

Page 1 of 3

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

DATED this 8th day of August, 2023.

Boyd Wilson
Grantor

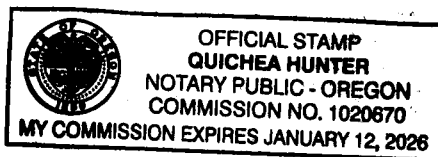
Beverly A. Wilson
Grantor

STATE OF OREGON

COUNTY OF Lane

} ss.

The foregoing instrument was acknowledged before me on this 8th day of August 2023 2023, by Boyd Wilson and Beverly Wilson [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Quichea Hunter
Printed Name: Quichea Hunter
Notary Public in and for the State of Oregon

EXHIBIT A
Property Description

MAP 3909-011DA-07600
5474 Lockford Dr.
Klamath Falls OR 97603

Lot 6 Block 1 Tract 1228 Lockford