

2023-009413

Klamath County, Oregon

Grantors Names and Address:

Clyde E. Wilson
Katherine M. Wilson
3939 S. 6th Street #340
Klamath Falls, Oregon 97603



00321575202300094130020021

11/01/2023 09:27:04 AM

Fee: \$87.00

Grantee Name and Address:

James L. Fussell
37835 ASPENWOOD DR
CHILOQUIN OR 97624

After Recording Return to:

Until a Change is Requested

Send Tax Statements to:

James L. Fussell
37835 ASPENWOOD DR
CHILOQUIN OR 97624

SPECIAL WARRANTY DEED-STATUTORY FORM

CLYDE E. WILSON and KATHERINE M. WILSON, Husband and Wife, Grantors convey and specially warrant to JAMES L. FUSSELL, Grantee, the following described real property civilly described as 37835 Aspenwood Drive, Chiloquin, Oregon and more particularly described as follows, to-wit:

Parcel 1

Lot 5, Block 10, OREGON SHORES, TRACT NO. 1053, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 6, Block 10, OREGON SHORES, TRACT NO. 1053, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH: A certain 1972 CHALL manufactured structure bearing serial number S2759 and Home ID number 157603 which is firmly affixed to the property.

SUBJECT TO taxes, contracts and/or liens for irrigation and/or drainage, covenants, conditions, restrictions, easements, homeowners association provisions, rights-of-way and other matters now of records, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$65,000.00. However, the true and actual consideration consists of or includes other property or value given or promised which is part of the consideration, being in fulfillment of that certain LAND SALE CONTRACT dated the ____ day of _____, 2020 and recorded at 2020-_____, records of Klamath County Oregon.

Returned at Counter

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

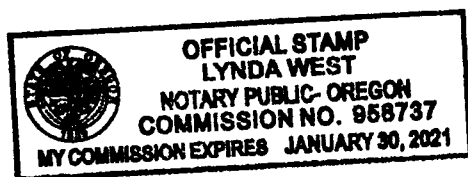
DATED this 3 day of June, 2020.

Clyde E. Wilson
CLYDE E. WILSON

Katherine M. Wilson
KATHERINE M. WILSON

STATE OF OREGON, County of Klamath) ss.

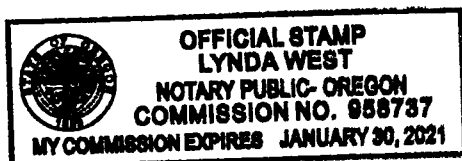
This instrument was acknowledged before me on the 3 day of June, 2020, by CLYDE E. WILSON.



Lynda West
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-30-21

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3 day of June, 2020, by KATHERINE M. WILSON.



Lynda West
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-30-21