



2024-004367
Klamath County, Oregon
05/31/2024 01:33:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Troy Elliot Timmer

2743 Sayler St

Klamath Falls, OR 97603

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

Troy Elliot Timmer

2743 Sayler St

Klamath Falls, OR 97603

File No. 628753AM

STATUTORY WARRANTY DEED

Anna Anthony, Individually and as Claiming Successor for the Estate of Eugene Ralph Lee, who acquired title as Eugene Lee, deceased,

Grantor(s), hereby convey and warrant to

Troy Elliot Timmer,

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 17 of Evergreen Meadows - Tract 1302, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$245,000.00.

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:

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 31 day of May, 2024

Estate of Eugene Ralph Lee, who acquired title as Eugene Lee, deceased

BY: Anna M Anthony
Anna Anthony, Claiming Successor

BY: Anna M Anthony
Anna Anthony, Individually

State of Oregon ss.
County of Klamath

On this 31 day of May, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Anna Anthony known or identified to me to be the person whose name is subscribed to the foregoing instrument individually and as Claiming Successor of the estate of Eugene Ralph Lee, who acquired title as Eugene Lee, deceased, and acknowledged to me that he/she/they executed the same as Individual and Claiming Successor.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

