

2024-006993

Klamath County, Oregon

08/12/2024 03:05:02 PM

Fee: \$92.00



After recording return to:
Clarence Teall, III and Janna
Townsend
720 FAIRVIEW AVENUE
Canon City, CO 81212-2860

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

Clarence Teall, III and Janna
Townsend
720 FAIRVIEW AVENUE
Canon City, CO 81212-2860

File No.: 7161-4187109 (lb)

Date: July 22, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John Polus and Mary Anne Polus as Trustees of the John Polus and Mary Anne Polus Revocable Trust, Grantor, conveys and warrants to **Clarence Teall, III and Janna Townsend as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 2, BLOCK 2, OF TRACT NUMBER 1091 LYNNEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

APN: **426051**


Statutory Warranty Deed
- continued

File No.: **7161-4187109 (lb)**

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 July, 2024.

John Polus and Mary Anne Polus as
Trustees of the John Polus and Mary Anne
Polus Revocable Trust



John Polus, Trustee



Mary Anne Polus, Trustee

APN: **426051**

Statutory Warranty Deed
- continued

File No.: **7161-4187109 (1b)**

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 31 day of July, 2024
by Mary Anne Polus as Trustee of the John Polus and Mary Anne Polus Revocable Trust, on
behalf of the Trust .

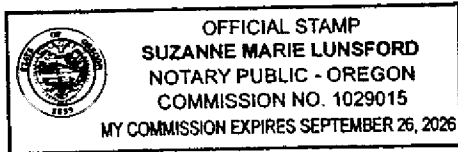


Notary Public for Oregon
My commission expires:

1/19/2026

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 12 day of August, 2024
by John Polus as Trustee of the John Polus and Mary Anne Polus Revocable Trust, on behalf of the .



Notary Public for Oregon
My commission expires:

09/26/26