

BE

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



Louie Lawson
24605 Kemper Rd
Sprague River, OR 97639
Grantor's Name and Address
Sarah and Luis Mendez
3444 Lindberg St
Klamath Falls, OR 97601
Grantee's Name and Address

2011-001629

Klamath County, Oregon



00096721201100016290020025

After recording, return to (Name, Address, Zip):

SPACE RES
FOR
RECORDER'S

02/11/2011 10:28:03 AM

Fee: \$42.00

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

Sarah and Luis Mendez
3444 Lindberg St
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Louie Lawson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Sarah and Luis Mendez

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, State of Oregon, described as follows, to-wit:

Dwellings & properties located on
tax lot R-3809-019AD-03300-000 +
properties located on tax lot R-3809-019AD-
03200-000
See exhibit "A"

(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): 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 \$ N/A. 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. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on 2-11-11; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

STATE OF OREGON, County of Klamath ss.

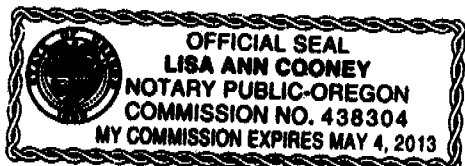
This instrument was acknowledged before me on February 11, 2011 by Louie Lawson

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 5-4-13

91479

11-22-94P01:38 RCV

MOUNTAIN TITLE COMPANY

MTC 34225-7F

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KNOW ALL MEN BY THESE PRESENTS, That

JUNE L. LAWSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LOUIE G. LAWSON

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 1 through 4, Block 19, CHESAPEA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: City Lien in favor of the City of Klamath Falls docketed May 1990, and 70 Improvement Unit 52.

MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent to the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said 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 \$ 23,500.00

See ORS 93.03(1)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereby apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of November, 1994, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of KLAMATH

November 17, 1994

Personally appeared the above named
JUNE L. LAWSON

and acknowledged the foregoing instrument
to be HER voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:



OFFICIAL SEAL
HELEN M. FINK
NOTARY PUBLIC - OREGON
COMMISSION NO. 014766
MY COMMISSION EXPIRES APRIL 20, 1996

JUNE L. LAWSON
333 Laguna
Klamath Falls, OR
(GRANTOR'S NAME AND ADDRESS)

LOUIE G. LAWSON
3444 LINDBERG
KLAMATH FALLS, OR 97601
(GRANTEE'S NAME AND ADDRESS)

LOUIE G. LAWSON
3444 LINDBERG
KLAMATH FALLS, OR 97601
(NAME, ADDRESS, ZIP)

LOUIE G. LAWSON
3444 LINDBERG
KLAMATH FALLS, OR 97601
(NAME, ADDRESS, ZIP)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

17th day of

November, by

JUNE L. LAWSON

president, and by

secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 22nd
day of Nov, 19 94,
at 1:38 o'clock P. M. and recorded
in book M94 on page 35823 or as
file/reel number 91479

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

by Debra M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY