

WTC 92498-DS

2012-001237

Klamath County, Oregon



00113494201200012370030031

02/02/2012 03:19:03 PM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92498-DS
Title Order No. 0092498

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Melinda L Tigie**

Address: **2355 California Ave.**

City, ST Zip: **Klamath Falls, OR 97601**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

Seller Name & Address: **VIOLET FAYE JOHNSON, 2744 E Ponderosa Dr., #158, Camarillo, CA 93010**

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

Buyer Name & Address: **MELINDA L. TIGUE, 2355 CALIFORNIA AVE, KLAMATH FALLS, OR 97601**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **MELINDA L. TIGUE**

Address: **2355 CALIFORNIA AVE**

City, ST Zip: **KLAMATH FALLS, OR 97601**

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$96,000.00

47701



After recording return to:

MELINDA L. TIGUE

2355 CALIFORNIA AVE

KLAMATH FALLS, OR 97601

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

MELINDA L. TIGUE

2355 CALIFORNIA AVE

KLAMATH FALLS, OR 97601

Escrow No. MT92498-DS

Title No. 0092498

SWD r.042611

STATUTORY WARRANTY DEED

VIOLET FAYE JOHNSON,

Grantor(s), hereby convey and warrant to

MELINDA L. TIGUE,

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:

That part of Lots 1 and 2, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and that part of vacated Oregon Avenue vacated by Ordinance No. 4914 and recorded in Deed Book 283 at Page 315, described as follows:

Beginning at the most Southerly corner of Lot 1, Block 40, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Westerly line of said Lot 1, North 31°16'30" West 50 feet; thence North 58°44' East 140.11 feet to a point of intersection with a Northerly prolongation of the Easterly line of Lot 1, said Block 40; thence South 31°17' East along a prolongation of the Easterly line of said Lot 1 and the Easterly line of Lot 1 and 2, Block 40, 60 feet; thence Southwesterly and parallel to the Southerly line of Lot 1, Block 40, to the Westerly line of Lot 2, Block 40; thence North 31°16'30" West along the Westerly line of Lot 2, Block 40, to the point of beginning.

The true and actual consideration for this conveyance is **\$96,000.00**.

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, 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.

Dated this 31 day of 1-12, 12.

X Violet Faye Johnson
VIOLET FAYE JOHNSON

STATE OF CALIFORNIA

COUNTY OF Ventura ss.

On 1/31/12, 2012 before me, Catherine Sommerhauser personally appeared VIOLET FAYE JOHNSON personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine M Sommerhauser

