

1st 1919135 AF

2012-009701

Klamath County, Oregon



00123644201200097010020029



After recording return to:
Richard Lee Tippetts, Jr
1315 California Ave.
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Richard Lee Tippetts, Jr
1315 California Ave.
Klamath Falls, OR 97601

File No.: 7021-1919135 (ALF)
Date: July 09, 2012

THIS SPACE RE:

08/31/2012 03:24:49 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

William G. Sanders and Tamara L. Sanders, husband and wife, Grantor, conveys and warrants to **Richard Lee Tippetts, Jr, an unmarried man**, 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 4 and the Southerly 30.83 feet of Lot 3 in Block 93, BUENA VISTA ADDITION, to the City of Klamath Falls, Oregon.

Subject to:

1. The **2012-2013** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$143,500.00**. (Here comply with requirements of ORS 93.030)

FC 47-

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.

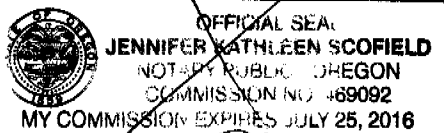
Dated this 30th day of August, 2017

William G. Sanders


Tamara L. Sanders

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30th day of August, 2017
by **William G. Sanders and Tamara L. Sanders.**



Notary Public for Oregon

My commission expires: 7-25-16

