

BE

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



2013-004733

Klamath County, Oregon



00135199201300047330010012

05/03/2013 11:28:44 AM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USEand/or as fee/title/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

Returned to County

Almorn A. & Helen L Brackett
P.O. Box 345 -
Sprague River, OR 97639

Grantor's Name and Address

Almorn Anthony Brackett
2407 E. Palo Verde Dr
Mohave Valley, AZ 86440

Grantee's Name and Address

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

Almorn Anthony Brackett
2407 E. Palo Verde Dr.
Mohave Valley, AZ 86440

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

Almorn Anthony Brackett
2407 E. Palo Verde Dr
Mohave Valley, AZ 86440

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Almorn A. & Helen L. Brackett

Married Couple

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Almorn Anthony Brackett

Unmarried

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:

Lot 39, Block 30, Fourth Addition To Nimrod River Park

Lot 40, Block 30, Fourth Addition To Nimrod River Park

According to the official Plat thereof on file in the
Office of the County Clerk of Klamath County Oregon.

SUBJECT TO Covenants, conditions, reservations, easements,
restrictions, rights, rights of way and all matters appearing
on record.

(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):

_____, 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 \$ 1.00 OVI. 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 O, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on _____; 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.

Almorn A. Brackett
Helen L. Brackett

STATE OF OREGON, County of Oregon ss.

This instrument was acknowledged before me on May 3rd, 2013
by Ashley L. Smith Notary Public

Ashley L. Smith
Notary Public for Oregon
My commission expires 10/23/2015

