

BE

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



GRANT Perotti
P.O. BOX 103
SPRAGUE RIVER OR, 97639
Grantor's Name and Address
DAVID B CLAWSON & BEVERLY ANN CLAWSON
2161 Homedale Road
KLAMATH FALLS OR 97603
Grantee's Name and Address

2013-007804

Klamath County, Oregon



00138969201300078040010010

07/10/2013 01:49:57 PM

Fee: \$37.00

SPACE RESERVED
 FOR
 RECORDER'S USE

and/or as fee/tile/instrument/microfilm/telex
 No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

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

DAVID B CLAWSON
2161 Homedale Road
KLAMATH FALLS OR 97603

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

DAVID & BEVERLY CLAWSON
2161 Homedale Road
KLAMATH FALLS OR.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **GRANT Perotti**

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **DAVID B CLAWSON & BEVERLY ANN CLAWSON**

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 8, BLOCK 8, 2ND ADDITION TO NIMROD RIVER PARK.
LOCATED IN THE NW 1/4 OF SECTION 10, T. 36 S., R 11 E., OF
THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS,
RESTRICTIONS, RIGHTS, RIGHTS OF WAY, AND ALL MATTERS
APPEARING OF RECORD.

FURTHER DESCRIBED AS TAX LOT 3611-01030-4900-000
1.5 Acres ±

(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): **NONE**

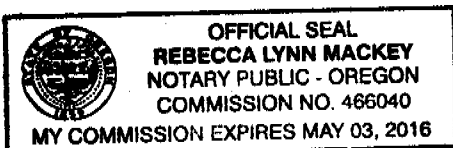
_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **1,200.00**. ^① 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. ^① (The sentence between the symbols ^①, 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 **JULY 10 2013**; 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 **JULY 10, 2013**by **Grant Perotti**

Notary Public for Oregon

My commission expires

05/03/16