

2014-000740

Klamath County, Oregon



00147806201400007400020027

01/28/2014 09:26:44 AM

Fee: \$47.00

Grantor's name & address:

Bryan Patrick Graley
3939 South 6th #288
Klamath Falls, OR 97603

Grantee's name and address:

Bettie Lou & Robert Paul Boomer
1630 Williams Hwy PMB #9
Grants Pass, OR 97527

After recording return to:

Patrick J. Kelly, Attorney
717 NW Fifth Street
Grants Pass, OR 97526

Mail Tax Statements to:

Bryan Patrick Graley
3939 South 6th #288
Klamath Falls, OR 97603

Consideration: \$100,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Bettie Lou Boomer and Robert Paul Boomer, husband and wife with rights of survivorship, hereinafter called the Grantor, for the consideration hereinbefore stated to the Grantors paid by Bryan Patrick Graley, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantees' heirs, successors and assigns, that certain real property, with the tenements, appertaining, situated in the County of Klamath, State of Oregon, described as follows:

Lots 10 and 11 in Block 2, Rainbow Park on The Williamson, Klamath County, Oregon.

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

And grantors hereby covenant to and with said grantee and grantees' heirs, successors and assigns that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances created or suffered by Grantors, and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrance.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

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

WITNESS grantors' hand this 21st day of January, 2014.

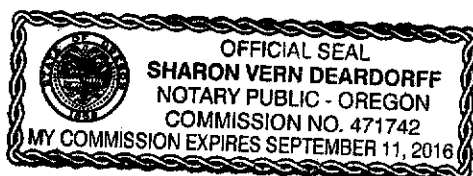
Bettie Lou Boomer
BETTIE LOU BOOMER

Robert Paul Boomer
ROBERT PAUL BOOMER

STATE OF OREGON)
) ss.
County of Josephine)

January 21, 2014

Personally appeared the above named, Bettie Lou Boomer and Robert Paul Boomer, and acknowledged the foregoing instrument to be their voluntary act and deed.



Sharon Vern Deardorff
NOTARY PUBLIC FOR OREGON
My commission expires: 9-11-2016