

NHC 100778

2014-005155
Klamath County, Oregon
05/13/2014 11:41:25 AM
Fee: \$47.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
744 NE 7th Street
Grants Pass, OR 97526

GRANTOR:

First Community Credit Union
200 M. Adams
Coquille, OR 97423

GRANTEE:

Ben F. Wigley and Carol A. Wigley

SEND TAX STATEMENTS TO:

Ben F. Wigley and Carol A. Wigley
P.O. Box 121
Huntington, OR 97907-0121

AFTER RECORDING RETURN TO:

Ben F. Wigley and Carol A. Wigley
P.O. Box 121
Huntington, OR 97907-0121

Escrow No: 470314034683-TTJA26

10003 Ben Kerns
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

First Community Credit Union

Grantor, conveys and specially warrants to

#3 Ben F. Wigley and Carol A. Wigley ^{husband} ~~husband~~ and Wife as Tenants by the Entirety

Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

Lot 22 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$25,000.00.

ENCUMBRANCES:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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, 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

470314034683-TTJA26

Deed (Special Warranty – Statutory Form)

4700-ant

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 May 6, 2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

First Community Credit Union

BY: Sherrye Ketchepaw
Sherrye Ketchepaw, Administrative Assistant

State of OREGON

COUNTY of Josephine

This instrument was acknowledged before me on May 6, 2014

by Sherrye Ketchepaw, Administrative Assistant for First Community Credit Union

Jan A. Rossknecht Notary Public - State of Oregon
My commission expires: July 4, 2015

