

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2014-005482

Klamath County, Oregon



00153658201400054820010011

05/21/2014 02:48:24 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Ronald Kemnow and La Vaughn Kemnow
P.O. Box 416 - 93655 Elder Street
Sprague River, OR 97639
Grantor's Name and Address*

Kathleen Sanderson
P.O. Box 113 - 93252 Curry Street
Sprague River, OR 97639
Grantee's Name and Address*

After recording, return to (Name and Address):

Kathleen Sanderson
(Same as above)

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

Kathleen Sanderson
(Same as above)

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

WARRANTY DEED - STATUTORY FORM

Ronald Kemnow and La Vaughn Kemnow

, Grantor,

conveys and warrants to Kathleen Sanderson

, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon: Lot 4 in Block 7 and Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): None

The true consideration for this conveyance is \$4,101⁰⁰. (Here, comply with the requirements of ORS 93.030.)

DATED 5/17/2014

; any signature on behalf of a business or other entity is made with the

authority of that entity.

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.

La Vaughn Kemnow
Ronald Kemnow

STATE OF OREGON, County of Klamath Falls, ss.

This instrument was acknowledged before me on May 19th, 2014

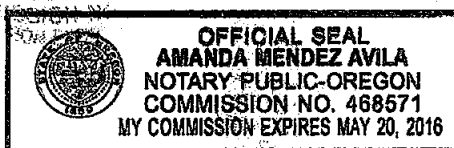
by Ronald Kemnow and La Vaughn Kemnow

This instrument was acknowledged before me on May 19th, 2014

by Ronald Kemnow and La Vaughn Kemnow

as

of



Amanda Menendez Avila

Notary Public for Oregon

My commission expires

May 20, 2016