



THIS SPACE RESERVED FOR

2014-005690
Klamath County, Oregon
05/29/2014 09:05:20 AM
Fee: \$47.00

After recording return to:

Melanie Diekmann

PO Box 7961

Klamath Falls, OR 97602

Until a change is requested all tax statements
shall be sent to the following address:

Melanie Diekmann

PO Box 7961

Klamath Falls, OR 97602

Escrow No. MT100264SH

Title No. 0100264

SWD r.020212

STATUTORY WARRANTY DEED

Connie L. Boone and Sherri K. Boone not as tenants in common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

Melanie Diekmann, a single woman,

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lots 17 and 18 in Block 23 of KLAMATH FALLS SECOND ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$54,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

4700

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.

Dated this 27 day of May, 2014

Connie L. Boone
Connie L. Boone

Sherri K. Boone
Sherri K. Boone

By: Shelley L. Derber-Miller POA
Shelley L. Derber-Miller, as her Attorney in Fact

By: Tyler S. Derber POA
Tyler S. Derber, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 27, 2014 by Shelley L. Derber-Miller, as attorney in fact for Connie L. Boone and Tyler S. Derber, as attorney in fact for Sherri K. Boone.



Howard
(Notary Public for Oregon)
My commission expires 11-18-15