

2014-006734

Klamath County, Oregon



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06/24/2014 01:37:36 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Jerilyn G. Friend
5928 Sawgrass St. SE
Salem, OR 97306

GRANTEE NAME AND ADDRESS

Kelli K. Jennings
1141 Washburn Way
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE

WARRANTY DEED - STATUTORY FORM

JERILYN G. FRIEND, Grantor, conveys and warrants to **KELLI K. JENNINGS, Grantee,** all of that certain real property described as follows, to-wit:

Lot 1, OLD ORCHARD MANOR, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being as a gift.

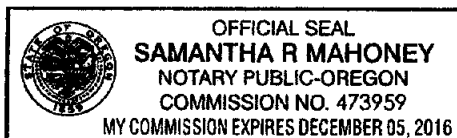
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 19 day of June, 2014.

Jerilyn Grace Friend
JERILYN GRACE FRIEND, Grantor

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on 18 day of June, 2014, by JERILYN GRACE FRIEND.



S. Mahoney
NOTARY PUBLIC FOR OREGON

My Commission Expires: 12/05/2016