

157-2269157

Western Title & Escrow

Order Number: 88093

2014-006774

Klamath County, Oregon

06/25/2014 02:07:09 PM

Fee: \$47.00

<b>Grantor</b>
Bruce W. Yokum Lianne K. Yokum 37251 Conley Rd. Springfield OR 97478
<b>Grantee</b>
Patrick Flaherty Jane Flaherty 7396 Juncus Court San Diego, CA 92129
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
Patrick Flaherty Jane Flaherty 7396 Juncus Court San Diego, CA 92129

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Bruce W. Yokum and Lianne K. Yokum , Grantors** convey and warrant to

**Patrick Flaherty and Jane Flaherty, as tenants by the entirety, Grantees,**

the following described real property free of encumbrances except as specifically set forth herein:

**E 1/2 S 1/2 S 1/2 SW 1/4 SW 1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

Account: **R161112 Tax Code 178**

Map & Tax Lot: R-2508-01900-02500

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030.)

**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.**

F.  
52.00

Executed this 24 day of June, 2014

Bruce W. Yokum  
Bruce W. Yokum

Lianne K. Yokum  
Lianne K. Yokum

State of **Oregon**, County of **Lane** ) ss.

This instrument was acknowledged before me on this 24<sup>th</sup> day of June, 2014 by **Bruce W. Yokum** and **Lianne K. Yokum**

[Signature]  
Notary Public for the State of Oregon  
My commission expires: 6/15/15

