

2014-007328

Klamath County, Oregon



00155962201400073280020027

07/14/2014 09:07:46 AM

Fee: \$47.00

Recording Requested By:

Chris Cotton
780 S. Mountain Avenue
Ashland, OR 97520

When Recorded Mail To:

Chris Cotton
780 S. Mountain Avenue
Ashland, OR 97520

Mail Tax Statements To:

Chris Cotton
780 S. Mountain Avenue
Ashland, OR 97520

(This Space for Recorder's Use)

WARRANTY DEED

Daniel D. Ankeny, hereinafter referred to as "Grantor", conveys and warrants unto Chris Cotton and Nikki Cotton, Trustees of the Cotton Family Trust of June 21, 2004, all that real property situated in Klamath County, State of Oregon and described as:

An undivided one-sixth interest in all of the improvements on Lot 5, Block C, Lake of the Woods Recreation Unit. It is understood that this conveyance applies only to the improvements and that the land is owned by the U.S. Forest Service which has entered into a long-term ground lease.

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances.

The true and actual consideration for this transfer is \$70,000.

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

DAVIS, HEARN, ANDERSON
& TURNER
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com

SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 1st day of July, ²⁰¹⁴~~2012~~.

Daniel D. Ankeny
Daniel D. Ankeny

STATE OF Oregon)
COUNTY OF Jackson)§

On the 1st day of July, ²⁰¹⁴~~2012~~, personally appeared the above-named Daniel D. Ankeny and acknowledged the foregoing instrument to be a voluntary act. Before me:

Joan Christopher
Notary Public for Oregon
My Commission Expires: 9/17/2014

