

Western Title & Escrow
Order Number: **88920**

2014-007575
Klamath County, Oregon
07/21/2014 09:28:10 AM
Fee: \$47.00

Grantor
Ronald Dean Schafer SR Christy Lavone Schafer 830 Bellevue Reedsport, OR 97467
Grantee
RETURN TO: Kitri Falxa 1455 NW DAVENPORT AVE BEND OR 97701
Until a change is requested, all tax statements shall be sent to the following address:
Kitri Falxa SAME AS ABOVE

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Ronald Dean Schafer SR and Christy Lavone Schafer, Grantors convey and warrant to

Kitri Falxa, Grantee the following described real property free of encumbrances except as

specifically set forth herein:

Lot 18 in Block 3 of TRACT NO. 1074, Leisure Woods, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon

Account: 145220

Map & Tax Lot: 2407-007A0-03200-000

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 \$40,000.00. (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.

\$47.00

Executed this 10 day of July, 2014

Ronald Dean Schafer SR
Ronald Dean Schafer SR

Christy Lavone Schafer
Christy Lavone Schafer

State of Oregon, County of Douglas, ss.

This instrument was acknowledged before me on this 10th day of July, 2014 by **Ronald Dean Schafer SR** and **Christy Lavone Schafer**

Deborah M. Kolander
Notary Public for the State of Oregon
My commission expires: June 4, 2015



Unofficial Copy