

Until a change is requested, all tax statements are to be sent to:  
Vernon A. Fergason, Jr.  
80790 Delight Valley School Road  
Cottage Grove, OR 97424

After recording, return to  
Vernon A. Fergason, Jr.  
80790 Delight Valley School Road  
Cottage Grove, OR 97424

2014-012385  
Klamath County, Oregon



12/01/2014 09:34:11 AM

Fee: \$42.00

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WARRANTY DEED

Vernon A. Fergason, Jr. and M. Annette Fergason, formerly M. Annette Simonsen, Grantors, convey to Vernon A. Fergason, Jr., Grantee, the following described real property:

Lot 5 in Block 12, Tract 1122, according to the official plat thereof on file in the office of the country clerk of Klamath County, Oregon.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration for this conveyance is other value given or promised.

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 21<sup>st</sup> day of November, 2014.

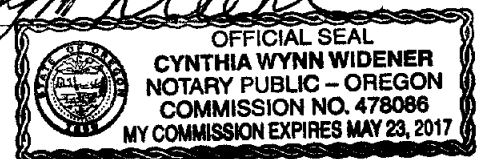
Vernon A. Fergason Jr.  
Vernon A. Fergason, Jr.

M. Annette Fergason  
M. Annette Fergason

STATE OF OREGON           )  
  ) ss.  
County of Lane            )

This instrument was acknowledged before me this 21<sup>st</sup> day of November, 2014, by VERNON A. FERGASON, JR..

Cynthia Wynn Widener  
Notary Public for Oregon



STATE OF OREGON           )  
  ) ss.  
County of Lane            )

This instrument was acknowledged before me this 28<sup>th</sup> day of October, 2014, by M. ANNETTE FERGASON.



Monica Diane Larosa  
Notary Public for Oregon