

1st 2333059-LW



After recording return to:  
Gina M Sticklen  
5323 Shasta Way  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Gina M Sticklen  
5323 Shasta Way  
Klamath Falls, OR 97603

File No.: 7021-2333059 (LW)  
Date: October 13, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

2014-012403  
Klamath County, Oregon  
12/01/2014 12:52:13 PM  
Fee: \$52.00

### STATUTORY WARRANTY DEED

**Dorothy V Hartley and Tammy L Vantine, with rights of survivorship**, Grantor, conveys and warrants to **Gina M Sticklen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A parcel of land situated in the W 1/2 of Tract 64, FAIR ACRES SUBDIVISION NO. 1, more particularly described as follows:**

**Beginning at an iron pin on the North boundary of Shasta Way, said point being East along the North boundary of Shasta Way a distance of 156.5 feet from the Southwest corner of said Tract 64; thence West along the North boundary of Shasta Way a distance of 71.5 feet to an iron pin; thence North parallel with the West boundary of said Tract 64 a distance of 118.0 feet to an iron pin; thence East parallel with Shasta Way a distance of 71.5 feet to an iron pin; thence South parallel with the West boundary of said Tract 64 a distance of 118.0 feet, more or less, to the point of beginning.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$77,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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.

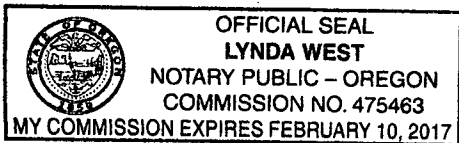
Dated this 24 day of November, 2014.

Dorothy V Hartley  
Dorothy V Hartley

\_\_\_\_\_  
Tammy L. Vantine

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 24 day of November, 2014  
by **Dorothy V Hartley and Tammy L Vantine.**



Lynda West  
Notary Public for Oregon  
My commission expires: 2-10-17

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.

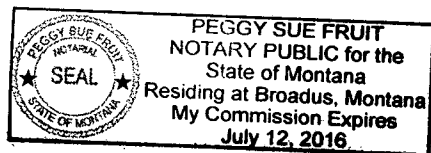
Dated this 26 day of November, 2014.

\_\_\_\_\_  
Dorothy V Hartley

\_\_\_\_\_  
Tammy L Vantine

STATE OF Montana )  
County of Powder River ) ss.

This instrument was acknowledged before me on this 26 day of November, 2014  
by **Tammy L Vantine**.



\_\_\_\_\_  
Notary Public for

My commission expires: July 12, 2016