

1st 2308728-MT



After recording return to:  
Tawnya D Garrison  
5216 Harlan Drive  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tawnya D Garrison  
5216 Harlan Drive  
Klamath Falls, OR 97603

File No.: 7021-2308728 (MT)  
Date: August 29, 2014

2014-012613

Klamath County, Oregon

12/05/2014 03:16:42 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Billy G Graves**, Grantor, conveys and warrants to **Tawnya D Garrison, an unmarried woman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$97,000.00**. (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 5 day of DEC., 2014.

Billy G. Graves  
Billy G Graves

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 5<sup>th</sup> day of December, 2014  
by **Billy G Graves**.



Meli Ann Trujillo

Notary Public for Oregon

My commission expires: 11-17-2017

**EXHIBIT A**

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

**A portion of Tract 47, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to-wit;**

**Beginning at a point on the South side of First Avenue in Homedale, on the Northerly line of Tract 47 which is 217.8 feet Northwesterly from the Northeast corner of said Tract 47, running thence Southwesterly and parallel with the Easterly line of said Tract 47, a distance of 300 feet, to the Southerly line of said Tract 47; thence Northwesterly along the Southerly line of said Tract 47, a distance of 72.6 feet; thence Northeasterly and parallel with the Easterly line of said Tract 47, a distance of 300 feet to the Northerly line of said Tract 47; thence Southeasterly along the Northerly line of said tract a distance of 72.6 feet, more or less, to the place of beginning.**