

2014-012977

Klamath County, Oregon



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12/16/2014 03:04:43 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS

Cheryl L. Madsen
13411 Hricziscse Road
Bonanza, OR 97623

GRANTEE NAME AND ADDRESS

Bryce D. Madsen and Crystal L. Madsen
13411 Hricziscse Road
Bonanza, OR 97623

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEES

WARRANTY DEED - STATUTORY FORM

CHERYL L. MADSEN, GRANTOR conveys and warrants to BRYCE D. MADSEN and CRYSTAL L. MADSEN, Husband and Wife, Grantees all of that certain real property described as follows, to-wit:

Parcel 2 of Land Partition 2-14 according to the plat thereof on file with the Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$41,450.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

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

Cheryl L. Madsen
CHERYL L. MADSEN, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 16 day of December, 2014, by CHERYL L. MADSEN.

Neal G. Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-5-18

