

**2014-013078**

Klamath County, Oregon

12/19/2014 11:55:01 AM

Fee: \$52.00

After recording return to:

DAVID R. ERICKSON

14777 SPRAGUE RIVER ROAD

CHILOQUIN, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

DAVID R. ERICKSON

14777 SPRAGUE RIVER ROAD

CHILOQUIN, OR 97624

Escrow No. MT102415DS

Title No. 0102415

SWD r.020212

**STATUTORY WARRANTY DEED****JOHN A. FRASER and CARRIE FRASER, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**DAVID R. ERICKSON and MARLENE DENISE ERICKSON, as tenants by the entirety,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of  
encumbrances except as specifically set forth herein:

**Parcel 1:**

The SW1/4 NE1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County,  
Oregon.

**Parcel 2:**

That portion of the E1/2 of the W1/2 of the NW1/4 of the SE1/4 and that portion of the E1/2 of the W1/2 of the  
SW1/4 of the SE1/4 all lying Northerly of the right of way line of the Sprague River Highway, in Section 11,  
Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$265,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this  
deed and those shown below, if any:

\$  
152,000

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 18 day of December, 2014.

John A. Fraser  
JOHN A. FRASER

Carrie Fraser  
CARRIE FRASER

STATE OF CALIFORNIA

COUNTY OF Riverside ss.

On \_\_\_\_\_, 2014 before me, \_\_\_\_\_ personally appeared JOHN A. FRASER and CARRIE FRASER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

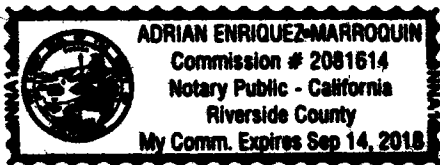
**SEE ATTACHED NOTARY CERTIFICATE**

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Riverside }

On Riverside before me, Adrian Enriquez Marroquin, Notary Public,  
Date Insert Name and Title of the Officer

personally appeared John A. Fraser and Carrie Fraser  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity (ies), and that by ~~his~~/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer (s) Other Than Named Above: \_\_\_\_\_

### Capacity (ies) Claimed by Signer (s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

<input type="checkbox"/> Individual	<input type="checkbox"/> Individual
<input type="checkbox"/> Corporate Officer—Title(s): _____	<input type="checkbox"/> Corporate Officer—Title(s): _____
<input type="checkbox"/> Partner-- <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner-- <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee	<input type="checkbox"/> Trustee
<input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Right Thumbprint of Signer	Right Thumbprint of Signer
Top of thumb here	Top of thumb here
Signer is Representing: _____	Signer is Representing: _____
_____	_____
_____	_____
_____	_____