

2015-000181

Klamath County, Oregon



00163646201500001810020024

01/08/2015 08:55:55 AM

Fee: \$47.00

After recording mail to:

Kenneth Bigger JR
PO Box 29
Phillipsville Ca 95559

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

John J Irwin
23033 Noce rd
Annapolis, CA 95412

Date: December 12, 2014

Statutory Warranty Deed

John J Irwin, Grantor, conveys and warrants to Kenneth Bigger Jr
Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 10, Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.1,
ACCORDING THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

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 \$10,000.00. (here comply with requirements of ORS 93.030)

APN: R386638

Statutory Warranty Deed
-continued

Date: 12/12/14

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, TO DETERMINE ANY LIMITS OR 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 197.357.

Dated this 13 day of Dec 2014

[Signature]
John J Irwin

State of California
County of Mendocino)ss.

This instrument was acknowledged before me on this 13 day of December 2014
by John J Irwin.

[Signature]

Notary Public for Mendocino Co, State of California
My commission expires: 9/11/15

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