



**2015-000240**

**Klamath County, Oregon**

**01/09/2015 02:10:09 PM**

**Fee: \$52.00**

After recording return to:

MICHAEL R. DENNIS

4024 Monrovia Way

Klamath Falls, OR 97603

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

MICHAEL R. DENNIS

4024 Monrovia Way

Klamath Falls, OR 97603

Escrow No. MT102309DS

Title No. 0102309

SWD r.020212

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**STATUTORY WARRANTY DEED**

**KIMBERLY ANN STILWELL and WENDY LYNNE STILWELL,**

Grantor(s), hereby convey and warrant to

**MICHAEL R. DENNIS,**

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:

**Lot 16 in Block 18 of TRACT NO. 1127 NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$210,000.00**.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

52000

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 08 day of January, 2015

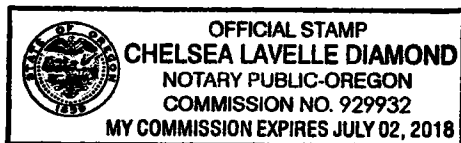
x Ks ann stilwell  
KIMBERLY ANN STILWELL

\_\_\_\_\_  
WENDY LYNNE STILWELL

State of Oregon

County of Clackamas

This instrument was acknowledged before me on January 8, 2015 by KIMBERLY ANN STILWELL.



Chelsea Diamond  
(Notary Public for Oregon)

My commission expires July 2 2018

State of Oregon

County of Clackamas

This instrument was acknowledged before me on \_\_\_\_\_, 2015 by WENDY LYNNE STILWELL.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

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 8<sup>th</sup> day of January, 2015.

\_\_\_\_\_  
KIMBERLY ANN STILWELL

x Wendy L Stilwell  
WENDY LYNNE STILWELL

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2015 by KIMBERLY ANN STILWELL.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on JAN. 8, 2015 by WENDY LYNNE STILWELL.

Terrance M Currin  
(Notary Public for Oregon)

My commission expires 1-22-16

