



2015-001881
Klamath County, Oregon
03/03/2015 12:10:24 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Philip M. Hale

10654 Soledad Canyon Rd.
Canyon Country, CA 91387 (P.H.)

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

Philip M. Hale

10654 Soledad Canyon Rd.
Canyon Country, CA 91387 (P.H.)

File No.

35227AM

STATUTORY WARRANTY DEED

Arthur M. Waters also known as Arthur Waters and Alice R. Melius also known as Alice Melius, with right of survivorship,

Grantor(s), hereby convey and warrant to

Philip M. Hale ,

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:

**Lots 67 and 45 in Block 79 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4,
according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3411-015D0-00900-000 R385130

M-157251 M897072

R-3711-15D0-02400-000 R384916

The true and actual consideration for this conveyance is **\$80,000.00.**

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:

4700
amt.

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 3RD day of March, 2015.

Arthur M. Waters
Arthur M. Waters

Alice R. Melius
Alice R. Melius

State of Oregon } ss
County of Klamath }

On this 3RD day of March 2015, before me, Lisa Weatherby, a Notary Public in and for said state, personally appeared Arthur M. Waters and Alice R. Melius, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they, executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Weatherby
Notary Public for the State of Oregon

Residing at:

Commission Expires: 11/20/2015

