

1st 2400948 - ALF



After recording return to:  
Scott Furman  
6501 San Pablo Avenue Unit 205  
Oakland, CA 94608

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Scott Furman  
6501 San Pablo Avenue Unit 205  
Oakland, CA 94608

File No.: 7021-2400948 (ALF)  
Date: March 02, 2015

THIS SPACE RESERVED FOR RECORD

2015-002108  
Klamath County, Oregon  
03/10/2015 12:28:02 PM  
Fee: \$52.00

### STATUTORY WARRANTY DEED

**Kenneth G Holmes and Bethany N Holmes as tenants by the entirety**, Grantor, conveys and warrants to **Scott Furman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lots 16 and 17 in Block 25, Industrial Addition to the City of Klamath Falls, according to 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 **\$11,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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 6 day of March, 2015.

Kenneth G Holmes  
Kenneth G Holmes

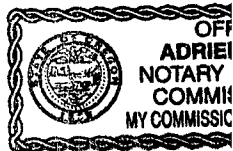
Bethany N Holmes  
Bethany N Holmes

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 6 day of March, 2015  
by **Kenneth G Holmes and Bethany N Holmes.**



Notary Public for Oregon  
My commission expires: 10-27-18



STATE OF Oregon }

COUNTY OF Klamath }

On March 9, 2015, before me, a notary public within and for said County,  
personally appeared Bethany A Holmes, to me known to be the person(s)  
described in and who executed the foregoing instrument and acknowledged that  
\_\_\_\_\_ executed the same as free act and deed.

Adrien Fleeck

Notary Public

My commission expires: 10-27-18

