



2015-002771
Klamath County, Oregon
03/30/2015 11:36:11 AM
Fee: \$57.00

RECORD AND RETURN TO:
Meridian National Title
28100 US 19 North, Suite 201
Clearwater, FL 33761
File No. M-OR137399

Mail Tax Statements to:
Jay D Tison and Penny L Tison
5016 Cottage Avenue
Klamath Falls, OR 97603

This document prepared by:
Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
844-879-7016

STATUTORY WARRANTY DEED

Evelyn S Crutchfield, a married woman
5010 Cottage Ave, Klamath Falls, OR 97603

Grantor(s), hereby convey and warrant to

Jay D Tison and Penny L Tison, a married couple, of
5016 Cottage Ave, Klamath Falls, OR 97603

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:

SEE ATTACHED EXHIBIT "A"

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

Map & Tax Lot: 3909-002AC-02300-000 Property ID: 51326 Code No. 041

The true and actual consideration for this conveyance is \$30,000.00.

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:

2015-2016 Real Property Taxes a lien not yet due and payable.

152amt

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 955, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10th day of FEB. 2015.

Evelyn S. Crutchfield

Evelyn S Crutchfield

See Attached

STATE OF OREGON
COUNTY OF CLATSOP

This instrument was acknowledged before me on FEB. 10 2015, by Evelyn S Crutchfield.

Witness my hand and seal this 10th day of FEB. 2015.

[Signature]
Notary Public for the State of OREGON
My Commission Expires: MARCH 29, 2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

Tract 136 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon

County of MULTNOMAH

This instrument was acknowledged before me on February 10, 2015

By Evelyn S. Crutchfield

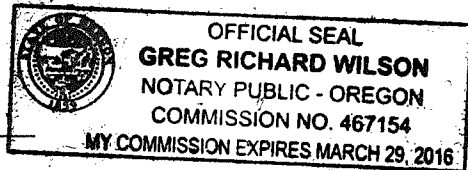


GREG RICHARD WILSON

Notary Name (printed) _____

Notary Public for Oregon

My commission expires MARCH 29, 2016



ATTACHED TO STATUTORY WARRANTY DEED DATED FEBRUARY 10,
2015