



THIS SPACE RESERVED

2015-002846

Klamath County, Oregon

03/31/2015 12:22:10 PM

Fee: \$47.00

After recording return to:

Zack Stephenson

183 Tahoe Place

San Rafael, CA 94903

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

Zack Stephenson

183 Tahoe Place

San Rafael, CA 94903

File No. 38614AM

STATUTORY WARRANTY DEED

Sandra J. Ziegelmeyer,

Grantor(s), hereby convey and warrant to

Zack Stephenson ,

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:

A portion of Government Lot 26 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said parcel being a strip of land bounded on the East by the West boundary of State Highway No. 427, bounded on the West by Agency Lake, bounded on the South by a line parallel and 235 feet North of the South line of said Government Lot 26, and bounded on the North by a line 375 feet North of and parallel to the South boundary of said Government Lot 26.

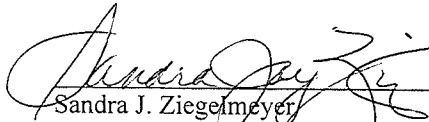
The true and actual consideration for this conveyance is **\$149,900.00.**

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:

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.


47amw

Dated this 26 day of March, 2015


Sandra J. Zielgelmeyer

State of Oregon, ss Clatsop
County of Clatsop

On this 26 day of March, 2015, before me, Lisa Weatherby a Notary Public in and for said state, personally appeared **Sandra J. Zielgelmeyer**, 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.


Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 11/20/2015

