



2015-002853

Klamath County, Oregon

03/31/2015 12:42:41 PM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Brittany Legget

324 Donald Street

Klamath Falls, OR 97601

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

Brittany Legget

324 Donald Street

Klamath Falls, OR 97601

File No. 32640AM

STATUTORY WARRANTY DEED

Diana Breznik and Mary Choukalos and James Waits and Carol Ankrom,

Grantor(s), hereby convey and warrant to

Brittany Legget,

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 7, Block 93, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$118,000.00**.

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:

520000.

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 30 day of March, 2015.

Diana Breznik
Diana Breznik

Mary Choukalos
Mary Choukalos

James Waits
James Waits

By: Mary Choukalos, Atty in fact
Mary Choukalos, as his Attorney in Fact

Carol Ankrom
Carol Ankrom

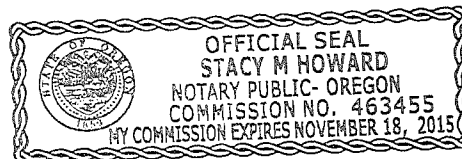
By: Mary Choukalos, Atty in fact
Mary Choukalos, as her Attorney in Fact

State of Oregon } ss
County of Klamath }

On this 27th day of March, 2015, before me, Stacy M Howard a Notary Public in and for said state, personally appeared Diana Breznik, Mary Choukalos, Individually and as Attorney in Fact for James Waits and Carol Ankrom, 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.

Stacy M Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-18-15



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 30, 2015 by Mary Choukalos,
individually and as Attorney in Fact for James Waits and Carol Ankrom.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15

