

2015-002859

Klamath County, Oregon

03/31/2015 12:57:11 PM

Fee: \$47.00



After recording return to:
Russell G. Fahlgren
1018 Chapman Street
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Russell G. Fahlgren
1018 Chapman Street
Gilchrist, OR 97737

File No.: 7064-2376529 (SNB)
Date: January 20, 2015

4715

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Allen R. Applegate and Verna S. Applegate as tenants by the entirety, Grantor, conveys and warrants to **Russell G. Fahlgren**, 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:

PARCEL 2 OF LAND PARTITION 115-06, BEING A REPLAT OF LOT 9 BLOCK 3 OF "CHAPMAN'S TRACTS", SITUATED IN THE NW1/4 SE1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 9, EAST OF THE WILLAMETTE MERIDIAN, 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 **\$213,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 25th day of March, 2015.

Allen R. Applegate
Allen R. Applegate

Verna S. Applegate
Verna S. Applegate

STATE OF Oregon)
County of ~~Klamath~~ Yamhill)ss.

This instrument was acknowledged before me on this 25th day of March, 2015
by **Allen R. Applegate and Verna S. Applegate.**

Jessica L. Grell

Notary Public for Oregon
My commission expires: 8/4/15

