



**2015-003651**  
**Klamath County, Oregon**  
04/20/2015 11:48:01 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gary Lee Siddall  
1561 Willow Oaks Drive  
San Jose, CA 95125

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

Gary Lee Siddall  
1561 Willow Oaks Drive  
San Jose, CA 95125  
File No. 39410AM

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**STATUTORY WARRANTY DEED**

**Craig B. Ditman and Barbara J. Ditman, as Trustees of the Craig and Barbara Ditman Trust uad November 12, 2013 and their successors in Trust,**

Grantor(s), hereby convey and warrant to

**Gary Lee Siddall ,**

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:

**The E1/2 of Lots 1 and 2 of Block 6 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING a parcel described as follows:**

**Beginning at the Northeast corner of Lot 1, Block 6, Altamont Acres; thence West 80.45 feet; thence South 214.7 feet to the South line of Lot 2; thence East 80.45 feet to the Southeast corner of said Lot 2; thence North 214.7 feet to the point of beginning, being the Easterly 80.45 feet of said Lots 1 and 2.**

**EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded July 25, 2001 in Volume M01, page 36690, Microfilm Records of Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM any portion lying within the right of way of Hilyard Avenue.**

The true and actual consideration for this conveyance is **\$130,000.00.**

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:

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 13<sup>th</sup> day of APRIL, 2015

Craig B. Ditman and Barbara J. Ditman, as Trustees of the Craig and Barbara Ditman Trust uad November 12, 2013

By: Craig B. Ditman

Craig B. Ditman, Trustee

By: Barbara J. Ditman

Barbara J. Ditman, Trustee

State of Oregon } ss  
County of Klamath }

On this 13 day of April, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Craig B. Ditman and Barbara J. Ditman, as Trustees of the Craig and Barbara Ditman Trust uad November 12, 2013, 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.

Cherice F. Treasure  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 6/17/2016

