



2015-004363
Klamath County, Oregon
05/07/2015 09:26:55 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Derek R. Baden and Shannon L. Forbes

836 Pacific Terrace

Klamath Falls, OR 97601

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

Derek R. Baden and Shannon L. Forbes

836 Pacific Terrace

Klamath Falls, OR 97601

File No. 38837AM

STATUTORY WARRANTY DEED

John Oman,

Grantor(s), hereby convey and warrant to

Derek R. Baden and Shannon L. Forbes, not as Tenants in Common, but with right of Survivorship,

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 3 of Block 37, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the most Northerly corner of Lot 3, Block 37, HOT SPRINGS ADDITION to Klamath Falls, Oregon; thence South 61 degrees 42' West along the line between Lots 2 and 3 of said Block 37, a distance of 87.5 feet; thence South 28 degrees 18' East, one foot; thence North 61 degrees 42' East 87.5 feet to the Northeasterly line of said Lot 3; thence North 28 degrees 18' West, one foot to the point of beginning, being a portion of Lot 3, Block 37, Hot Springs Addition to Klamath Falls, Oregon.

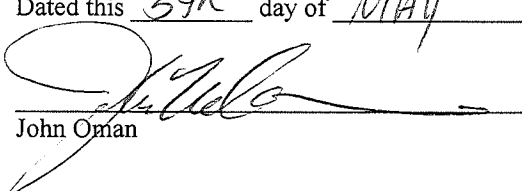
The true and actual consideration for this conveyance is **\$155,000.00**.

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:

Grant

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 5th day of MAY, 2015.


John Oman

State of Oregon } ss
County of Klamath }

On this 5th day of May, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared John Oman, 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: Klamath Co.

Commission Expires: 9-8-17

