



2015-005518  
Klamath County, Oregon  
05/29/2015 09:28:18 AM  
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
JAMES R. BRADSHAW

711 N. 1st Street  
Klamath Falls, OR 97601

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

JAMES R. BRADSHAW  
711 N. 1st Street  
Klamath Falls, OR 97601

AMERITITLE has recorded this  
instrument by request as an accomodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

Escrow No. MT68717-PS

### STATUTORY WARRANTY DEED

**DOUGLAS R. EVERETT and SHEREE W. EVERETT, as tenants by the entirety,**  
Grantor(s) hereby convey and warrant to **JAMES R. BRADSHAW**, 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 Lot 11 of Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, in the  
County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11, at the intersection of the North line of First Street with the  
West line of Uerlings Street; thence Westerly along said Northerly line of First Street, a distance of 54.7  
feet; thence North parallel with Uerlings Street a distance of 71.3 feet to the Northerly line of said Lot 11;  
thence along the Northerly line of Lot 11 in a Northeasterly direction a distance of 54.9 feet to the West line  
of Uerlings Street; thence South along said West line of Uerlings Street, a distance of 76.3 feet to the point  
of beginning.

Tax Account No: 3809-032BB-04500-000 Key No: 409720

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:

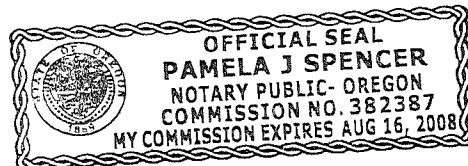
The true and actual consideration for this conveyance is **\$40,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON  
LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30th day of March, 2005

DOUGLAS R. EVERETT

SHEREE W. EVERETT



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 30, 2005 by DOUGLAS R. EVERETT and SHEREE W.  
EVERETT.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2008