



**2015-005820**  
Klamath County, Oregon  
06/05/2015 11:50:44 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gary York and Jennifer York  
4690 Weyerhaeuser Rd. Rd.  
Klamath Falls, OR 97601

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

Gary York and Jennifer York  
4690 Weyerhaeuser Rd. Rd.  
Klamath Falls, OR 97601  
File No. 50607AM

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### STATUTORY WARRANTY DEED

**Ann Perry, who acquired title as Anne Perry and Sue Powell with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Gary York and Jennifer York, as Tenants by the Entirety,**

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, of Resubdivision of Tracts 49 and 50 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM a portion described as follows: Beginning at the Northwest corner of said Lot 7; thence Southeasterly along the Northerly boundary of said Lot 7 a distance of 57 feet; thence Southwesterly and parallel with the Westerly boundary of said Lot 7 to a point of intersection with the Southerly boundary of said Lot 7; thence Northwesterly along the Southerly line of said Lot 7 to the Southwest corner of said Lot 7; thence Northerly along the Westerly boundary of said Lot 7 to the place of beginning.**

The true and actual consideration for this conveyance is **\$42,800.00.**

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 3<sup>rd</sup> day of June, 2015.

Ann Perry  
Ann Perry  
Sue Powell  
Sue Powell

State of Florida } ss  
County of Pasco }

On this 3<sup>rd</sup> day of June, 2015, before me, Betsy Strickland a Notary Public in and for said state, personally appeared Ann Perry and Sue Powell, 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.

Betsy L Strickland  
Notary Public for the State of Florida  
Residing at: 32789 Island Blvd. Zephyrhills, FL 33545  
Commission Expires: May 29, 2016

