

2015-006798

Klamath County, Oregon



00171793201500067980020023

06/25/2015 02:41:40 PM

Fee: \$47.00

Dana Michele Cantrell, Grantor

Kelly Renee Warrender, Grantee

After recording return to:  
DONALD R. CRANE  
Attorney at Law  
37070 Highway 62  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Kelly Renee Warrender  
1776 Dawn Drive  
Klamath Falls, OR 97603

### WARRANTY DEED

Dana Michele Cantrell, Grantor, conveys and warrants to Kelly Renee Warrender, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The Southerly 70 feet in Lot 17 and the Northerly 5 feet of lot 18 in Block 11 of Fourth Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot: R-3909-001AB-02600-000, Klamath County Assessor

The true consideration for this conveyance is \$ 83,095. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration..

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 24 day of June, 2015.

Dana Michele Cantrell  
Dana Michele Cantrell

STATE OF OREGON  
County of Klamath

On this 24 day of June, 2015, personally appeared before me the above named Dana Michele Cantrell and acknowledged the foregoing instrument to be her voluntary act and deed.



Karen Raye Chesney  
Notary Public for Oregon