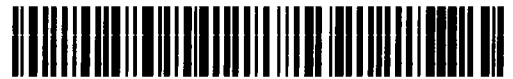


2015-007145

Klamath County, Oregon



00172185201500071450020020

07/01/2015 11:27:01 AM

Fee: \$47.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
April Pearl
3007 Austin St
Klamath Falls, OR 97603

MAIL TAX STATEMENTS TO:
April Pearl
3007 Austin St
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 30 day of JUNE, 2015, between Gene Reynolds, whose address is 3007 Austin St, Klamath Falls, Oregon 97603, and Nancy Reynolds, whose address is 3007 Austin St, Klamath Falls, Oregon 0, a married couple ("Grantors"), and April Pearl, whose address is 3007 Austin St, Klamath Falls, Oregon 97603, and Steven Pearl, whose address is 3007 Austin St, Klamath Falls, Oregon _____, a married couple ("Grantees").

For and in consideration of the sum of \$25,000.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantees, as Joint Tenants with Right of Survivorship, the property located in Klamath County, Oregon, described as:

the West 149.3 feet of lot 20, block 1, third addition to Altamont acres; excepting there from the northern 10 feet of said premises as conveyed to Klamath County in deed volume 329 at page 559, records of Klamath County, Oregon.

Prior instrument reference: General Warranty Deed, Volume/Book M03, Page 69659, Document No. _____, of the Recorder of Klamath, Oregon, recorded Thursday, September 18, 2003.

Excepting that the property is within the boundaries of the south suburban sanitary district and is subject to the regulations, liens, assessments, and relating thereto.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the

Gene Reynolds

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Grantees that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: _____

IN WITNESS WHEREOF the Grantors have executed this deed on the 30th day of June, 2015.

6-30-2015

Date

Gene Reynolds
Gene Reynolds, Grantor

6-30-2015

Date

Nancy Reynolds
Nancy Reynolds, Grantor

State of Oregon County of Klamath

This instrument was acknowledged before me on the 30th day of June, 2015 by Gene Reynolds & Nancy Reynolds

Diane M. Patterson
Notary Public-State of Oregon

My Commission expires: June 20, 2016

