

AMERITITLE  
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Western Title & Escrow

Order Number: 102126-AB

2015-007240

Klamath County, Oregon

07/02/2015 03:08:04 PM

Fee: \$47.00

<b>Grantor</b>
Walter E. Curtis Georgia K. Curtis 28475 Briggs Hill Road Eugene, OR 97405
<b>Grantee</b>
Todd A. Wendt Melissa Blomquist 78543 Cedar Park Road Cottage Grove, OR 97424
Until a change is requested, all tax statements shall be sent to the following address:
Todd A. Wendt Melissa Blomquist 78543 Cedar Park Road Cottage Grove, OR 97424

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Walter E. Curtis and Georgia K. Curtis, as tenants by the entirety, Grantor(s), convey and warrant to Todd A. Wendt and Melissa Blomquist, not as tenants in common but with the right of survivorship, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

**Lot 8 in Block 9 of Tract 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Account: **R162594**

Map & Tax Lot: **R-2607-001A0-09900-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$164,700.00**. (Here comply with requirements of ORS 93.030.)

**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.**

Executed this 1 day of <sup>July <sup>WEC</sup>  
6th</sup> June, 2015

Walter E. Curtis  
Walter E. Curtis

Georgia K. Curtis  
Georgia K. Curtis

State of **Oregon**, County of **Lane** ) ss.

This instrument was acknowledged before me on this 1 day of <sup>July</sup> June, 2015 by **Walter E. Curtis** and **Georgia K. Curtis**

Shelley Anne Von Der Ehe  
Notary Public for the State of Oregon  
My commission expires: 7-10-18

