

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



Patricia L. Stokes  
7222 McCORMACK RD.  
RIO VISTA, CALIF 94571

Grantor's Name and Address

EMMETT J. Stokes  
7222 McCORMACK RD.  
RIO VISTA, CALIF 94571

Grantee's Name and Address

After recording, return to (Name and Address):

MARK D. Stokes  
P.O. BOX 560  
RIO VISTA CALIF 94571

Until requested otherwise, send all tax statements to (Name and Address):

MARK D. Stokes  
P.O. BOX 560  
RIO VISTA CALIF 94571

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

2015-007432

Klamath County, Oregon



00172547201500074320010018

07/09/2015 09:11:41 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

## SPECIAL WARRANTY DEED - STATUTORY FORM

Patricia L. Stokes

Grantor,

conveys and specially warrants to

EMMETT J. Stokes

Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in

KLAMATH

County, Oregon:

Lots 1, 2 and 3 Block 1, South Chilgozin according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state):

None

The true consideration for this conveyance is \$ 0.00 (Here, comply with the requirements of ORS 93.030.)

A family gift of love

DATED

7-9-15

; any signature on behalf of a business or other entity is made with the

authority of that entity.

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.

Patricia L. Stokes

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 9, 2015

by Patricia L. Stokes

This instrument was acknowledged before me on

by

as



Lisa M. Kessler  
Notary Public for Oregon  
My commission expires February 1, 2019