



2015-007775
Klamath County, Oregon
07/16/2015 12:18:06 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Grady T. Brown

P.O. Box 242
Miramonte, CA 93641

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

Grady T. Brown

P.O. Box 242
Miramonte, CA 93641
File No. 51539AM

STATUTORY WARRANTY DEED

Mary E. Sleeper,

Grantor(s), hereby convey and warrant to

Grady T. Brown ,

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 21 in Block 24 of Fourth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$95,000.00**.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

52AMT

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 14 day of July 2015.

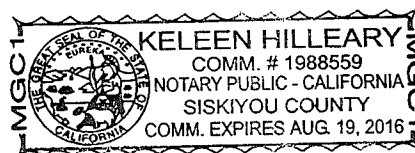
Mary E. Sleeper
Mary E. Sleeper

By Jeanne K. Turner her attorney in fact
Jeanne K. Turner

State of California } ss
County of Siskiyou }

On this 14th day of July, 2015, before me, Keleen Hilleary a Notary Public in and for said state, personally appeared Jeanne K. Turner as attorney in fact for Mary E. Sleeper, 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.

Keleen Hilleary
Notary Public for the State of California
Residing at: Mount Shasta
Commission Expires: Aug. 19, 2016



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SISKIYOU

} S.S.

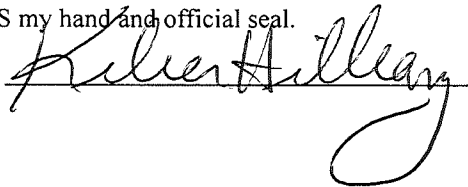
On 7/14/2015, before me, Keleen Hilleary, Notary Public
personally appeared Jeanne K. Turner

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

