

187 2477908-MS



After recording return to:  
Brian Paul Pool, et al  
31919 Curry Street  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
same as above Brian Paul Pool, et al  
31919 Curry Street  
Chiloquin, OR 97624

File No.: 7021-2477908 (MS)  
Date: July 14, 2015

2015-008275

Klamath County, Oregon

07/24/2015 02:37:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Almorn A. Brackett and Helen L. Brackett**, Grantor, conveys and warrants to **Brian Paul Pool and Rachel Elizabeth Pool**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 114 Block 70 Fifth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.  
TOGETHER WITH a 1974 WSTWD manufactured home, Home ID #174504, XPlate #093864, Serial # 3266A & 3266B**

**Subject to:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030)

F.  
52.00

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.

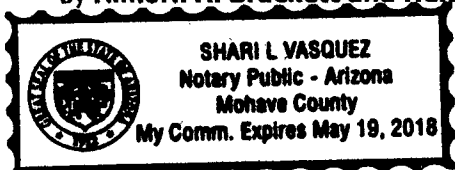
Dated this 15<sup>th</sup> day of July, 20 15.

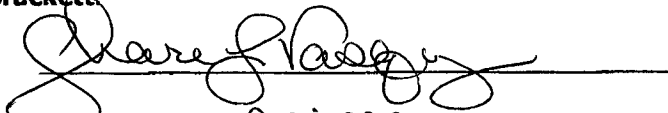
  
Almorn A. Brackett

  
Helen L. Brackett

STATE OF Arizona )  
County of Mohave )ss.

This instrument was acknowledged before me on this 15<sup>th</sup> day of July, 20 15  
by **Almorn A. Brackett and Helen L. Brackett**.



  
Notary Public for Arizona  
My commission expires: May 19, 2018