

187 2477908-MS

2015-008276

Klamath County, Oregon

07/24/2015 02:37:00 PM

Fee: \$47.00



After recording return to:
Dorothy J Wiest
2038 S. Mac Kenzie Circle
Sparks , NV 89431

Until a change is requested all tax
statements shall be sent to the
following address:
Dorothy J Wiest
2038 S. Mac Kenzie Circle
Sparks , NV 89431

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

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brian Paul Pool and Rachel Elizabeth Pool as tenants by the entirety, Grantor, conveys and warrants to **Dorothy J Wiest** , 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. The **2015/2016** Taxes, a lien not yet payable.
2. 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 **\$40,000.00**. (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 22nd day of July, 2015.

Brian Paul Pool
Brian Paul Pool

Rachel Elizabeth Pool
Rachel Elizabeth Pool

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22nd day of July, 2015
by **Brian Paul Pool and Rachel Elizabeth Pool.**

Marjorie Anne Stuart

Marjorie Anne Stuart
Notary Public for Oregon
My commission expires: 12.03.18

