

AMERITITLE  
32387AM

2015-008427  
Klamath County, Oregon  
07/29/2015 09:54:07 AM  
Fee: \$57.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Samuel Eugene Pagan  
2917 Altamont Drive  
Klamath Falls, OR 97603

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Statutory Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Dennis G. Richardson and Patricia M. Richardson

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Samuel Eugene Pagan

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 115,000.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Samuel Eugen Pagan  
2917 Altamont Drive  
Klamath Falls, OR 97603

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:  
(If applicable)

☐ FULL  
☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in**

**accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF** \_\_\_\_\_  
AmeriTitle \_\_\_\_\_ **TO CORRECT** \_\_\_\_\_

Legal Description

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER 2015-007841."



2015-007841  
Klamath County, Oregon  
07/17/2015 03:21:31 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Samuel Eugene Pagan  
2917 Altamont Drive  
Klamath Falls, OR 97603

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

Samuel Eugene Pagan  
2917 Altamont Drive  
Klamath Falls, OR 97603  
File No. 32387AM

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### STATUTORY WARRANTY DEED

**Dennis G. Richardson and Patricia M. Richardson, as Tenants by the Entirety ,**  
Grantor(s), hereby convey and warrant to

**Samuel Eugene Pagan ,**

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:

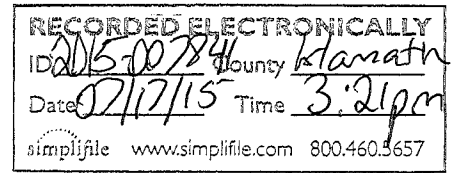
**The South 71 feet of Lot 8, Block <sup>3</sup>~~2~~, ALTAMONT ACRES, according to the official plat thereof on file in the  
office of the Cuntly Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$115,000.00.**

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.**

*7/20/15*



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Samuel Eugene Pagan

2917 Altamont Drive

Klamath Falls, OR 97603

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47AMT

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.

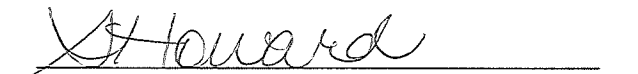
Dated this 13 day of Jul, 15.

  
Dennis G Richardson

  
Patricia M Richardson

State of Oregon } ss  
County of Klamath }

On this 17<sup>th</sup> day of July, 2015, before me, Stacy M Howard a Notary Public in and for said state, personally appeared Dennis G. Richardson and Patricia M. Richardson, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-18-15

