

2015-008558

Klamath County, Oregon

07/31/2015 09:10:29 AM

Fee: \$47.00

187 2484845-ALF



After recording return to:  
David Robert Thompson and  
Elizabeth Jane Thompson  
PO Box 660626  
Arcadia, CA 91006

Until a change is requested all tax  
statements shall be sent to the  
following address:  
David Robert Thompson and Elizabeth  
Jane Thompson  
PO Box 660626  
Arcadia, CA 91006

File No.: 7021-2484845 (ALF)  
Date: July 10, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**James Crandall**, Grantor, conveys and warrants to **David Robert Thompson and Elizabeth Jane Thompson and Keith Michael Thompson, not as tenants in common but with full rights of survivorship**, 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 35, Block 91, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NUMBER 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$3,200.00**. (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 25 day of July, 2015.

James Crandall  
James Crandall

STATE OF CALIFORNIA )  
 )ss.  
County of ORANGE )

This instrument was acknowledged before me on this 25 day of July, 2015 by **James Crandall**.

[Signature]

Notary \_\_\_\_\_ Public  
for CALIFORNIA  
My commission expires: 10/29/16

