

2015-009133

Klamath County, Oregon



00174610201500091330010018

08/17/2015 01:20:27 PM

Fee: \$42.00

Returned at Counter

SPACE RESERVED
FOR
RECORDER'S USE

Violet Starcer

Grantor's Name and Address

Violet Starcer
Lola Cooper

Grantee's Name and Address

After recording, return to (Name and Address):

Lola Cooper
771 SE Azalea Ave
Dallas, OR 97338

Until requested otherwise, send all tax statements to (Name and Address):

Violet Starcer
2520 Eberlein Ave
Klamath Falls OR 97601

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Violet Mae Starcer

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Violet Mae Starcer
Lola M. Cooper with Rights of Survivorship
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows (legal description of property):

The East 40 feet of Lot 5 and the West 20 feet of
 Lot 4 Block 305, Darrow Addition to the City of Klamath Falls,
 according to the official plat thereof on file in the office
 of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Vesting. ^① However, the
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
 which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
 shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 8/17/15; any
 signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
 MINE 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.

Violet Mae Starcer

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 8/17/15by Violet Mae Starcer

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
 HEATHER ANNE SCIURBA
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 923466
 MY COMMISSION EXPIRES JANUARY 09, 2018

Notary Public for Oregon

My commission expires JAN 9 2018