

2015-009153

Klamath County, Oregon

08/17/2015 03:41:09 PM

Fee: \$52.00

187 2458479-MS



After recording return to:
Marscea D. Stone, et al
4406 Cheryl Ct, NE
Salem, OR 97305

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

File No.: 7021-2458479 (MS)
Date: July 29, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Marsceea D Stone and Dawn M Stone Affiants in the Small Estate of Patrick Andrew Moon, Deceased No. 1403395CV, Klamath County, Grantor, conveys and specially warrants to Marsceea D Stone and Dawn M Stone, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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

Lot 2 in Block 212 of MILLS SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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.

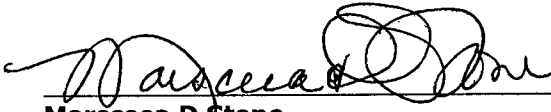
The true consideration for this conveyance is **\$66,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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.

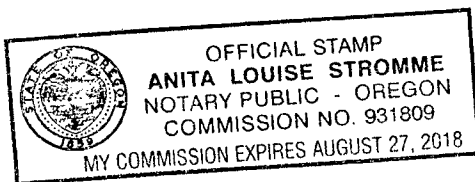
Dated this 4th day of August, 2015.

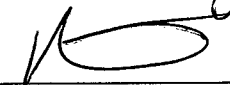
SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE


Marsceea D Stone

STATE OF Oregon)
County of Marion) ss.

This instrument was acknowledged before me on this 4th day of August, 2015
by **Marsceea D Stone**.




Notary Public for Oregon
My commission expires: 8/27/18

APN: R613786

Statutory Warranty Deed
- continued

File No.: 7021-2458479 (MS)

Dawn M Stone
Dawn M Stone

STATE OF New Hampshire)
County of Merrimack)ss.

This instrument was acknowledged before me on this 7th day of August, 2015
by **Dawn M Stone**.

[Signature]
Notary Public for Justice of the Peace
My commission expires:

