



00174920201500093830010014

08/24/2015 11:49:27 AM

Fee: \$42.00

Grantor:  
Thomas Johnson  
3807 Rivers Edge Drive  
Lake Oswego, Oregon 97034

Grantee:  
Sandra M. Fox and Trahern C. Fox  
831 Hillside Avenue  
Klamath Falls, Oregon 97601

After Recording Return to:  
Sandra M. Fox and Trahern C. Fox  
831 Hillside Avenue  
Klamath Falls, OR 97601

Until a change is requested, please  
forward all tax statements to:  
Sandra M. Fox and Trahern C. Fox  
831 Hillside Avenue  
Klamath Falls, OR 97601

### WARRANTY DEED

Grantor, Thomas Johnson, hereby grants, bargains, sells, conveys and warrants to Sandra Marie Fox, and spouse, Trahern Christopher Fox, collectively the Grantee, all right, title and interest in and to the following described real property together with all improvements, situated in Klamath County, State of Oregon:

Lot 3, Block 48, Hillside Addition, Klamath Falls, Oregon.

Subject to all easements, rights-of-way, protective covenants and mineral reserves of record, if any.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$140,000.00, the receipt and sufficiency of which is hereby acknowledged.

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 THE APPROVED USES OF THE LOT OR PARCEL, AS DEFINED IN ORW 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.

IN WITNESS WHEREOF, the Grantor has executed this warranty deed the 21 day of August, 2015.

Signature

Type or Print Name

STATE OF OREGON )  
                    Clackamas ) SS.  
County of Klamath )

Acknowledged before me, Cody Calabrese, a Notary Public, this 21 day of August, 2015 by Thomas Johnson, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Notary Public for State of Oregon

My commission expires: 12/01/2018

