

105753

**Western** Title & Escrow  
Order Number: **105753-MR**

**2015-009562**

Klamath County, Oregon

08/27/2015 02:25:37 PM

Fee: \$47.00

<b>Grantor</b>
Fred J. Geotzke
<b>Grantee</b>
Douglas T. Higgins Susan M. McSherry-Higgins 2009 Davenport Loop Roseville, CA 95747
Until a change is requested, all tax statements shall be sent to the following address:
Douglas T. Higgins Susan M. McSherry-Higgins 2009 Davenport Loop Roseville, CA 95747

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

**Fred J. Geotzke**, Grantor conveys and warrants to **Douglas T. Higgins and Susan M. McSherry-Higgins**, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

**Lot 45 of Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Account: R886993

Map &amp; Tax Lot: R-2407-007CO-03300-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$5,000.00**. (Here comply with requirements of ORS 93.030.)

**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.**

Executed this 26 day of August, 2015
  
Fred J. Geotzke

Return To:



State of \_\_\_\_\_, County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_ day of August, 2015 by **Fred J. Geotzke**

Notary Public for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco.

On 8/16/15 before me, Josh Sanchez  
Notary Public personally appeared Fred J. Geotzke

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Josh Sanchez

