



2015-009684
Klamath County, Oregon
08/31/2015 01:57:19 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chance Wells
5429 Lockford Drive
Klamath Falls, OR 97603

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

Chance Wells
5429 Lockford Drive
Klamath Falls, OR 97603
File No. 48862AM

STATUTORY WARRANTY DEED

Kelby S. Witherspoon and Whitney Witherspoon, as Tenants by the Entirety,
Grantor(s), hereby convey and warrant to

Chance Wells,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 2 in Block 2 of Tract No. 1228, LOCKFORD, according to the official plat thereof on file in the office of
the County Clerk, Klamath County, Oregon.**


The true and actual consideration for this conveyance is \$176,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2015-2016 Real Property Taxes, a lien not yet due and payable.

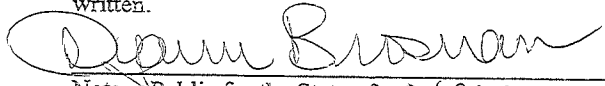
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

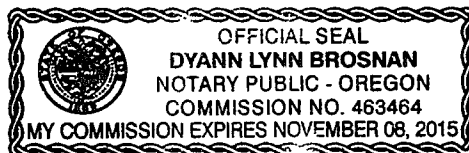
Dated this 28 day of August, 2015.

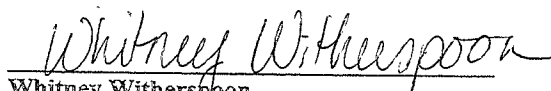

Kelby S. Witherspoon

State of OR } ss
County of Baker }

On this 28 day of August, 2015, before me, Dyann Lynn Brosnan a Notary Public in and for said state, personally appeared Kelby S. Witherspoon, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at 2980 6th St Baker OR 97814
Commission Expires: November 8, 2015




Whitney Witherspoon

State of Oregon } ss
County of Klamath }

On this 28 day of August, 2015, before me, Dyann Lynn Brosnan a Notary Public in and for said state, personally appeared Whitney Witherspoon, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County Baker County
Commission Expires: November 08, 2015

