

2015-009813

Klamath County, Oregon

09/03/2015 12:24:06 PM

Fee: \$47.00

18 2506617-ALF



After recording return to:
George H Severson and Teresa A
Severson
1611 Kimberly Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
George H Severson and Teresa A
Severson
1611 Kimberly Drive
Klamath Falls, OR 97603

File No.: 7021-2506617 (ALF)
Date: August 13, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Constance L. Zagala, Grantor, conveys and warrants to **George H Severson and Teresa A Severson, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

N 1/2 NE 1/4 SE 1/4 of Section 20, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. The **2015-2016** Taxes, a lien not yet payable.
2. 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 **\$18,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 27 day of August, 2015.

Constance L. Zagala
Constance L. Zagala

Province B.C.)
STATE OF)
District) ss.
County of Squamish)

This instrument was acknowledged before me on this 27 day of August, 2015
by **Constance L. Zagala**.

CAM SHERK, B.A., M.A.S.
NOTARY PUBLIC
P.O. BOX 1160
#201 - 38142 CLEVELAND AVENUE
SQUAMISH, B.C. V8B 0R2
TEL: 604-567-8111 Commission expires:

CANADA
PROVINCE OF BRITISH COLUMBIA
PERMANENT COMMISSION

NO ADVICE REQUESTED NOR GIVEN
ATTESTED ONLY BUT NOT DRAWN

