

2015-009879

Klamath County, Oregon



00175546201500098790020029

09/04/2015 01:01:47 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Craig M. Pumnea

581 Shannon Lane
Prest River Idaho 83856GRANTEE'S NAME AND ADDRESS:

John C. Geer and Michele M. Geer, H&W

4053 Fawn Avenue

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

John C. Geer and Michele M. Geer

4053 Fawn Avenue

Klamath Falls, OR 97601

Returned at Counter

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CRAIG M. PUMNEA, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JOHN C. GEER and MICHELE M. GEER, Husband and Wife, as tenants by the entirety**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 6 and 7, LESS the Westerly 25 feet of said Lot 7, Block 2, LENOX, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID No.: R537440

Map Tax Lot NO.: R-3909-007CA-06700-000

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

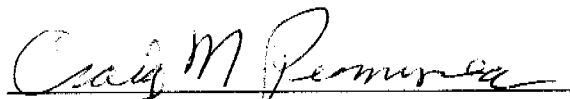
The true and actual consideration paid for this transfer, stated in terms of dollars, is ~~\$22,734.00~~.

\$36,000

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of July, 2015.

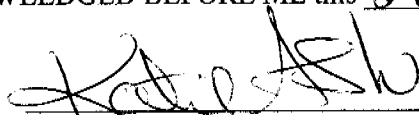
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Craig M. Pumnea

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 27 day of ^{Aug. 21}~~July~~, 2015, by
Craig M. Pumnea.




NOTARY PUBLIC FOR OREGON ~~Idaho~~
My Commission expires: May 20, 2021