



2015-010366
Klamath County, Oregon
09/18/2015 03:01:57 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Janelle Ferlan and Steven J. Ferlan and Claire M.
Ferlan

3529 Austin Street
Klamath Falls, OR 97603

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

Janelle Ferlan and Steven J. Ferlan and Claire M.
Ferlan

3529 Austin Street
Klamath Falls, OR 97603

File No. 54769AM

STATUTORY WARRANTY DEED

James R. Anderson and Kathryn A. Anderson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Janelle Ferlan and Steven J. Ferlan and Claire M. Ferlan, as Tenants by the Entirety, all With the Rights of Survivorship,

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:

Parcel 2 of Land Partition NO. 24-94, being a partition of Lot 18 in Block 2 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an easement for access and public utilities over, under, and across the South 30 feet of Parcel 1 of Land Partition No. 24-94, as delineated on the face of said Land Partition.

The true and actual consideration for this conveyance is \$82,000.00.

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.

Grant

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 4 day of SEPTEMBER, 2015



James R. Anderson



Kathryn A. Anderson

State of Washington } ss
County of King }

On this 3rd day of September, 2015, before me, Karen Kirkwood a Notary Public in and for said state, personally appeared James R. Anderson and Kathryn A. Anderson, 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 Washington

Residing at: Renton

Commission Expires: 4-9-17

