



**2015-010383**  
**Klamath County, Oregon**  
09/21/2015 09:25:14 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joseph V Leddy and Melinda A Leddy  
1201 Teelin Ave.  
Vista, CA 92083

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

Joseph V Leddy and Melinda A Leddy  
1201 Teelin Ave.  
Vista, CA 92083  
File No. 65047AM

---

**STATUTORY WARRANTY DEED**

**Robert L. Howard and Bonnie M. Howard, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Joseph V Leddy and Melinda A Leddy, as Tenants by the Entirety.**

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:

**The East 10 feet of Lot 3, Block 42 of BUENA VISTA ADDITION, 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 **\$1.00.**

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.**

AMERITITLE, has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

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 17 day of Sept, 2015.

Robert Howard

Robert Howard

Bonnie M. Howard

Bonnie Howard

State of OR } ss  
County of Klamath }

On this 17th day of Sept., 2015, before me, Debbie Sinnock, a Notary Public in and for said state, personally appeared Robert L. Howard and Bonnie M. Howard, 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.

Debbie Sinnock

Notary Public for the State of OR

Residing at: Klamath Co.

Commission Expires: 9-8-17

