

18 2500447-LW

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2015-010739

Klamath County, Oregon

09/30/2015 11:09:02 AM

Fee: \$62.00

After Recording Return To:

**Ryan J Heikes
79562 Letz Creek Rd
Lorance, OR 97451**

1. Title(s) of the Transaction(s) ORS 205.234(a):

Statutory Warranty Deed

2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:

Richard R Risley

3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:

Ryan J Heikes and Ashley E Heikes

4. Send Tax Statements To:

Same as above

5. True and Actual Consideration:

\$80,000.00

6. Deed Reference:

**Rerecorded at the request of the grantor to correct scrivener error in name.
Previously recorded in 2015-9106.**

F.
67.00

187 2500447-LW



After recording return to:
Ryan J Heikes
79562 Letz Creek Road
Lorane, OR 97451

Until a change is requested all tax
statements shall be sent to the
following address:
Ryan J Heikes
79562 Letz Creek Road
Lorane, OR 97451

File No.: 7021-2500447 (LW)
Date: August 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard R Risely, Grantor, conveys and warrants to **Ryan J Heikes and Ashley E. Heikes, not as Tenants in Common but with full rights of survivorship**, 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:

Lot 22 in Block 15 Klamath Falls Forest Estates Highway 66, Unit No. 1, according to the official plat thereof on file in the office of the County Clerk of 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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

Page 1 of 2


BOARD OF COMMISSIONERS - KLAMATH COUNTY
STATE OF OREGON
COUNTY OF KLAMATH)
CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: August 27, 2015
LINDA SMITH, Klamath County Clerk
By: Lisa Kessler, Deputy
Lisa Kessler

F.
52.00

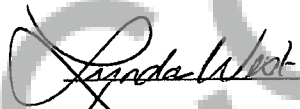
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of August, 20 15.

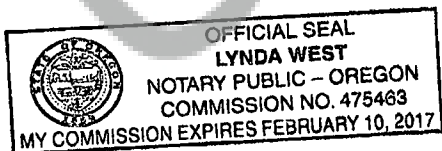

Richard R Risely

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of August, 20 15
by **Richard R Risely**.



Notary Public for Oregon
My commission expires: 2-10-17



2015-009106**Klamath County, Oregon****08/14/2015 03:28:53 PM****Fee: \$47.00**

187 2500447-LW



After recording return to:
Ryan J Heikes
79562 Letz Creek Road
Lorane, OR 97451

Until a change is requested all tax
statements shall be sent to the
following address:
Ryan J Heikes
79562 Letz Creek Road
Lorane, OR 97451

File No.: 7021-2500447 (LW)
Date: August 04, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED****Risley**

Richard R. Risley, Grantor, conveys and warrants to **Ryan J Heikes and Ashley E. Heikes, not as Tenants in Common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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Lot 22 in Block 15 Klamath Falls Forest Estates Highway 66, Unit No. 1, according to the official plat thereof on file in the office of the County Clerk of 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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

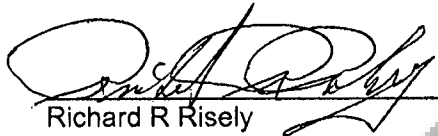
APN: R389430

Statutory Warranty Deed
- continued

File No.: 7021-2500447 (LW)

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 14 day of August, 2015.


Richard R Risely

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of August, 2015
by **Richard R Risely**.


Lynda West

Notary Public for Oregon
My commission expires: 2-10-17

