

2015-010760
Klamath County, Oregon



09/30/2015 01:24:34 PM

Fee: \$42.00

AFTER RECORDING, RETURN TO:
Dan Paul Brown
Katrina Brown
5438 Bel Air Drive
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statement to:
Dan Paul Brown
Katrina Brown
5438 Bel Air Drive
Klamath Falls, OR 97603

WARRANTY DEED

Katrina Brown, "Grantor," hereby convey and warrant, to **Dan and Katrina Brown**, husband and wife, as Tenants in the Entirety, "Grantees," and grantees' heirs, successors and assigns the following real property, free of encumbrances except for matters of public record or as specifically set forth herein the County of Klamath, State of Oregon, to wit:

The West 110 feet of the Northerly 52 feet of the Southerly 82 feet of Lot 3, Block 3 Altamont Acres, Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Acreage and use limitation under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise irrigation District, and regulations thereunder; Rules, Regulations, and assessments of South Suburban Sanitary District; Assessments of the City of Klamath Falls, for monthly water and/or sewer service.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30 day of September, 2015.

Katrina Brown

STATE OF OREGON)
)ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 30th day of September, 2015 by Katrina Brown.

Notary Public for Oregon

