Klamath County, Oregon 10/06/2015 03:43:04 PM

Fee: \$47.00

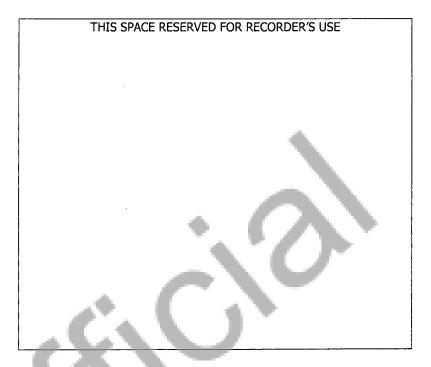
187 2470354-ALF



After recording return to: Richard E Long, Jr and Lori L Long 1045 Newcastle Avenue Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Richard E Long, Jr and Lori L Long 1045 Newcastle Avenue Klamath Falls, OR 97601

File No.: 7021-2470354 (ALF) Date: June 16, 2015



STATUTORY WARRANTY DEED

Warren S. Wiley and Sharon J. Wiley, husband and wife, Grantor, conveys and warrants to Richard E Long, Jr and Lori L Long, husband and wife, 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:

Lots 5 and 6 in Block 25 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

- 1. 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.
- 2. 2015/2016 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is \$799,000.00. (Here comply with requirements of ORS 93.030)

F.

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 5 day of OCHODOC 2015.
Manus Willey Sham J. Wi
Warren S. Wiley Sharon J. Wiley
STATE OF Oregon)
County of Klamath)
This instrument was acknowledged before me on this 5 day of OCHOLO , 2015
by Warren S. Wiley and Sharon J. Wiley.
Notary Public for Oregon OFFICIAL STAMP My commission expires: /() - 7 - 18
OFFICIAL STAMP ADDIEN LOUISE FLEEK