



2015-011381
Klamath County, Oregon
10/15/2015 03:28:22 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ross Yeaman and Molly Yeaman

30919 River Bend

Chiloquin, OR 97624

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

Ross Yeaman and Molly Yeaman

30919 River Bend

Chiloquin, OR 97624

File No. 38140AM

STATUTORY WARRANTY DEED

Rick A. Ward and Petra C. Ward, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ross Yeaman and Molly Yeaman, 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:

N1/2 of Lot 24 in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$150,000.00.**

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.

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 23 day of September, 2015.

Rick A Ward
Rick A. Ward

By: Petra C. Ward as his atty in fact
Petra C. Ward, as his attorney in fact

Petra C. Ward
Petra C. Ward

State of Nevada } ss
County of Clark }

On this 23 day of September, 2015, before me, David W. McCurdy a Notary Public in and for said state, personally appeared Petra C. Ward, Individually and as Power of Attorney for Rick A. Ward, 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.

David W. McCurdy
Notary Public for the State of Nevada
Residing at: Clark County
Commission Expires: 8-12-2019

