

2015-011654
Klamath County, Oregon
10/23/2015 12:24:15 PM
Fee: \$47.00



After recording return to:
Marianna Ortega
1736 Chinchalla Way
Klamath Falls, OR 97603

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

Marianna Ortega
1736 Chinchalla Way
Klamath Falls, OR 97603

File No.: 7021-2499742 (MS)
Date: August 03, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Philip Anthony Wade, Personal Representative for The Estate of Phillip Neil Wade, deceased, Grantor, conveys and warrants to Marianna Ortega and Kevin M Vitale not as tenants in common, but with 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 3, Block 2, FIRST ADDITION TO WINEMA GARDENS, 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.

The true consideration for this conveyance is \$145,000.00. (Here comply with requirements of ORS 93.030)

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 21st day of October, 2015.

The Estate of Phillip Neil Wade, deceased

By Philip Anthony Wade Personal Representative
~~Philip Anthony Wade, Personal Representative~~

STATE OF Idaho)
County of Bonneville)ss.

This instrument was acknowledged before me on this 21st day of October, 2015, by **Philip Anthony Wade, Personal Representative for The Estate of Phillip Neil Wade, deceased.**

MISTY L. MYLER
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
My commission expires: 3/25/2016
Residing in: Blackfoot, ID