

2015-012364

Klamath County, Oregon

FORM No. F963 - WARRANTY DEED - Statutory Form.

BLBL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE



00178550201500123640020024

11/12/2015 11:36:13 AM

Fee: \$47.00

Steven E. Wynne  
2575 SW Montgomery Drive  
Portland, OR 97201

Grantor's Name and Address

Robert J. Wynne  
1338 Oregon Avenue  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Robert J. Wynne  
1338 Oregon Avenue  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Robert J. Wynne  
1338 Oregon Avenue  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

## WARRANTY DEED - STATUTORY FORM

Steven E. Wynne

Grantor,

conveys and warrants to Robert J. Wynne

Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath  
County, Oregon: See Exhibit 1

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 50,000.00 (Here, comply with the requirements of ORS 93.030.)

DATED November 9th 2015

any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Shastah ss.This instrument was acknowledged before me on November 9, 2015by Steven E. Wynne

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Dianne M Warren / Dianne M Warren  
Notary Public for Oregon  
My commission expires Sept 29, 2017

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

## EXHIBIT 1

All of Lot 6 and all that portion of Lot 5, Block 9, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Easterly line of said Lot 5, 25 feet Southeasterly along the Westerly line of Eldorado Avenue from the most Northerly corner of said Lot 5; thence Southeasterly along the said Westerly line of Eldorado Avenue a distance of 25 feet; thence Southwesterly along the line between Lots 5 and 6, a distance of 130 feet, to the Easterly line of the alley through said Block 9; thence Northeasterly along the Easterly line of the alley 25 feet; thence Northeasterly parallel to line between Lots 5 and 6 of said Block 9 a distance of 130 feet to the point of beginning, all according to official plat thereof on file in the records of Klamath County, Oregon.