



2015-013134
Klamath County, Oregon
12/04/2015 02:33:19 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nathan E. Sheffler and Christine Sheffler

2550 Inverness Dr

Lincoln, CA 95648

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

Nathan E. Sheffler and Christine Sheffler

2550 Inverness Dr

Lincoln, CA 95648

File No. 67256AM

STATUTORY WARRANTY DEED

Doris G. Howell,

Grantor(s), hereby convey and warrant to

Nathan E. Sheffler and Christine Sheffler, 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:

The South one-half of Lot 14, Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 5 feet thereof, acquired by Klamath County in Deed Volume 348 at page 589, Deed Records of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$135,000.00**.

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:

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 2nd day of December, 2015

Doris G. Howell
Doris G. Howell

By: Elena Brownfield
Elena Brownfield, her attorney in fact

State of CA } ss
County of Inyo }

On this 2 day of Dec, 2015, before me, Lucinda A. Clignett a Notary Public in and for said state, personally appeared Elena Brownfield as Power of Attorney for Doris G. Howell, 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.

Lucinda A. Clignett
Notary Public for the State of CA
Residing at: Bishop
Commission Expires: Dec 8, 2018

