

2016-000083

Klamath County, Oregon



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01/05/2016 03:39:32 PM

Fee: \$42.00

RETURN TO: Andrew C. Brandsness 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Terrence J. Scroggin 824 Pine Street Klamath Falls, OR 97601
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-STATUTORY WARRANTY DEED-

Terrence J. Scroggin and Jennifer L. Ysen, with the rights of survivorship, Grantors, whose address is 824 Pine Street, Klamath Falls, OR 97601, conveys to Terrence J. Scroggin, Grantee, whose address is 824 Pine Street, Klamath Falls, OR 97601, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein, to-wit:

The Southeasterly 50 feet of Lot 1 in Block 47 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a parcel 50 feet wide along Fifth Street and 53.2 feet deep at right angles to said Fifth Street.

Tax Acct. No. 3809-032BA-03900-000

Key No. 412306

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.

The true and actual consideration for this transfer is estate planning.

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.

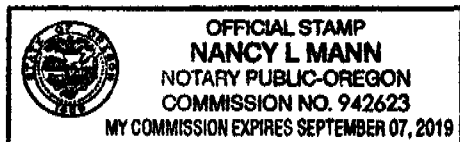
DATED this 29 day of December, 2015.

Terrence J. Scroggin

Jennifer L. Ysen

STATE OF OREGON, County of Klamath) ss.

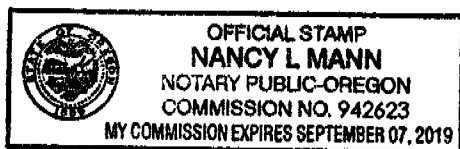
Personally appeared before me this 29 day of December, 2015, the above-named Terrence J. Scroggin and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: 9-7-19

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 29 day of December, 2015, the above-named Jennifer L. Ysen and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon
My Commission expires: 9-7-19