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2016-000382
Klamath County, Oregon
01/14/2016 12:56:07 PM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Lauren E. Park
6111 Peachtree Hill Court
Kingwood, TX 77345

GRANTEE:
Derek S. Stephens and Denise Wilkinson
Stephens
231 S. 38th Street
Springfield, OR 97478

SEND TAX STATEMENTS TO:
Derek S. Stephens and Denise Wilkinson
Stephens
~~Lot 20, Block 3 Holcomb Drive~~ 231 S 38th St
~~Crescent Lake, OR 97733~~ Springfield, OR 97478

AFTER RECORDING RETURN TO:
Derek S. Stephens and Denise Wilkinson
Stephens
~~Lot 20, Block 3 Holcomb Drive~~ 231 S 38th St
~~Crescent Lake, OR 97733~~ Springfield, OR 97478

Escrow No: 4615037251-FTEUG01

R-2607-001CO-11100-000
Lot 20, Block 3 Holcomb Drive
Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lauren E. Park, Grantor, conveys and warrants to Denise Wilkinson Stephens and Derek S. Stephens, wife and husband, as tenants by the entirety, with right of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$44,000.00. (See ORS 93.030)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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

4615037251-FTEUG01
Deed (Warranty-Statutory)

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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: 12/28/15

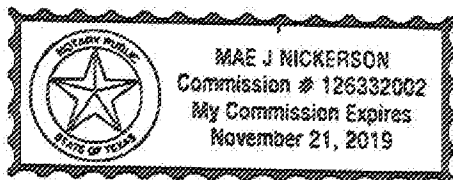
Lauren E. Park
Lauren E. Park

State of Texas

COUNTY of Harris

This instrument was acknowledged before me on 28th December, 20 15
by Lauren E. Park.

Mae J. Nickerson
Notary Public - State of Texas
My commission expires: 11/21/2019



Lot 20 in Block 3 of TRACT NO. 1069, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.