

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702



After recording return to:  
Chris Kirkpatrick and Nicole  
Kirkpatrick  
1400 Roseburg Road  
Myrtle Point, OR 97458

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Chris Kirkpatrick and Nicole Kirkpatrick  
1400 Roseburg Road  
Myrtle Point, OR 97458

File No.: 7061-2274480 (JNR)  
Date: February 11, 2016

**2016-001605**  
**Klamath County, Oregon**  
02/19/2016 09:54:26 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY SPECIAL WARRANTY DEED**

**Parsons Construction, Inc.**, Grantor, conveys and specially warrants to **Chris Kirkpatrick and Nicole Kirkpatrick, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 13, Block 1 of Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

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 **\$To Fulfil the Contract of Sale recorded on 8/07/2014, Instrument Number 2014-008219.** (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 18 day of Feb, 20 16.

Parsons Construction, Inc.

By: David L. Parsons  
Name: David L. Parsons  
Title: President

STATE OF Oregon )  
County of Klamath )ss.  
Deschutes )

This instrument was acknowledged before me on this 18 day of Feb, 20 16  
by David L. Parsons as President of Parsons Construction, Inc., on behalf of the .

[Signature]  
Notary Public for Oregon  
My commission expires: 6-8-17

