



2016-003097  
Klamath County, Oregon  
03/23/2016 03:45:47 PM  
Fee: \$42.00

After recording return to: (Name, Address, Zip)  
Evergreen Land Title Company  
260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:  
JACK RAWSON  
2631 GARLAND STREET  
EUREKA, CA 95501

GRANTOR:  
BILLY G. TOWE and JANICE F. TOWE  
PO BOX 276  
MAPLETON, OR 97453

GRANTEE:  
JACK RAWSON  
2631 GARLAND STREET  
EUREKA, CA 95501

ORDER NO. 16-12423  
TAX ACCOUNT NO. R264412  
MAP NO. R-3510-023A0-02300-000

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED  
(Individual Grantor)

BILLY G. TOWE and JANICE F. TOWE, Grantor, conveys and warrants to JACK LINDSAY RAWSON, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

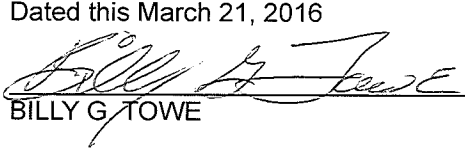
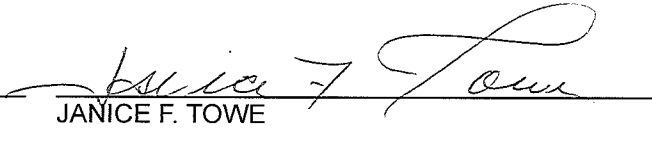
LOT 35, BLOCK 15, KLAMATH FOREST ESTATES. according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements 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 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.

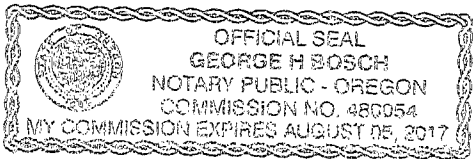
The true and actual consideration for this conveyance is \$12,500.00. (Here, comply with the requirements of ORS 93.030.)


Dated this March 21, 2016

   
BILLY G. TOWE JANICE F. TOWE

State of Oregon  
County of Lane

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2016, by  
BILLY G. TOWE and JANICE F. TOWE.



  
Notary Public in and for the State of Oregon  
My commission expires: 8/5/17