

2016-003173

Klamath County, Oregon



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03/25/2016 02:23:49 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Melody Star Michaelson, nka
Melody Star Fronsdaahl
891 Cross Road
Klamath Falls, OR 97603

GRANTEES' NAME AND ADDRESS:

John E. and Alicia M. Walling
PO Box 256
Merrill, OR 97633

SEND TAX STATEMENTS TO:

John E. Walling
PO Box 256
Merrill, OR 97633

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MELODY STAR MICHAELSON, nka MELODY STAR FRONSDAHL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **JOHN E. WALLING AND ALICIA M. WALLING, as husband and wife**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcels 2 and 3 of Land Partition 5-09 in the South ½ Northwest ¼ of Section 12,
Township 41, South, Range 10 East of the Willamette Meridian, Klamath County,
Oregon

Property ID Nos.: R101874, R895669
Map Tax Lot Nos.: R-4110-012000-00900-000, R-4110-012000-00902-000

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$230,000.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15 day of March, 2016.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Melody Star Michaelson
Melody Star Michaelson, nka

Melody Star Fronsdaahl
Melody Star Fronsdaahl

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15 day of March, 2016, by Melody Star Michaelson, now known as Melody Star Fronsdaahl.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18

