



THIS SPACE RESE

2016-003533
Klamath County, Oregon
04/06/2016 01:14:42 PM
Fee: \$47.00

After recording return to:

Vanessa Dunham

3665 Anderson Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Vanessa Dunham

3665 Anderson Avenue

Klamath Falls, OR 97603

File No. 91830AM

STATUTORY WARRANTY DEED

Christopher B. Murdock and Karana A. Murdock,

Grantor(s), hereby convey and warrant to

Vanessa Dunham ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land situated in Lot 18 of "SUBDIVISION OF TRACTS 25 to 32 inclusive together with the South 10 feet of TRACTS 33 and 34 of ALTAMONT RANCH TRACTS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the South line of said Lot 18 from which the Southeast corner of said Lot 18 bears South 88°46' East, 366.83 feet; thence North 00°12'00" West, 303.15 feet to a 1/2 inch iron pin on the North line of said Lot 18; thence North 51°09' West along said North lot line, 180.79 feet to a 1/2 inch iron pin; thence leaving said North lot line South 05°03' 14" East, 299.12 feet to a 1/2 in iron pin; thence South 00°08'00" East, 116.12 feet to a 1/2 inch iron pin on said South lot line; thence South 88°46' East, 115.26 feet to the point of beginning.

The true and actual consideration for this conveyance is \$224,900.00.

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:

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 25 day of April 2016.

Christopher B. Murdock
Christopher B. Murdock

Karana A. Murdock
Karana A. Murdock

State of OR } ss
County of Klamath }

On this 5th day of April, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Christopher B. Murdock and Karana A. Murdock, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-3-17

