

2016-003771

Klamath County, Oregon

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00185025201600037710010015

04/14/2016 08:47:28 AM

Fee: \$42.00

Michael E. Long
15731 SW Oberst Ln. PB 1148
Sherwood Oregon 97140

Grantor's Name and Address

Maria Teresa Erwin
2018 McCulloch Blvd. Suite B.
Lake Havasu City, AZ. 86403

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Maria Teresa Erwin
2018 McCulloch Blvd. Suite B.
Lake Havasu City, AZ. 86403

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Maria Teresa Erwin
2018 McCulloch Blvd. Suite B.
Lake Havasu City, AZ. 86403

SPACE RESERVED
FOR
RECORDER'S USE

received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **** Michael E. Long ****

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by _____

**** Maria Teresa Erwin ****

hereinafter called 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 Klamath County, State of Oregon, described as follows, to-wit:

Lot 3, Block 8, Klamath Falls Forest Estates, Highway 66, Plat 1

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 (if no exceptions, so state): _____

_____, 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 \$ 13,000.00. ^① However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

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 on 4/8/16; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,
UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROP-
ERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK
WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERI-
FY APPROVED USES, 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 197.352.

Michael E. Long

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on

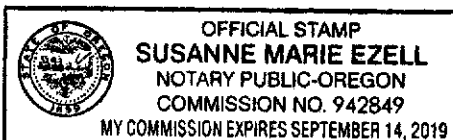
by Michael E. Long

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

9/14/19