



2016-003825
Klamath County, Oregon
04/15/2016 11:57:39 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Everett Hart and Tracy Lynn Hart

12964 Overland Drive

Klamath Falls, OR 97603

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

James Everett Hart and Tracy Lynn Hart

12964 Overland Drive

Klamath Falls, OR 97603

File No. 94414AM

STATUTORY WARRANTY DEED

Jason W. Waggoner and Tricia L. Waggoner, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

James Everett Hart and Tracy Lynn Hart as Tenants by the Entirety,

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:

Lot 13 in Block 1 of Tract 1083-CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/3 interest in and to that well, pump, pump house and storage tank located on said Lot 14 as conveyed by Warranty Deed recorded October 16, 1991 in Volume M91, page 21616, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$199,000.00.

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 14 day of April, 2016.

Jason W. Waggoner
Jason W. Waggoner

Tricia L. Waggoner
Tricia L. Waggoner

State of Oregon } ss
County of Mahon

On this 14th day of April, 2016, before me, Christine Brinton a Notary Public in and for said state, personally appeared Jason W. Waggoner and Tricia L. Waggoner, 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.

Christine Brinton
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 7/31/2017

