



2016-003951
Klamath County, Oregon
04/19/2016 02:19:07 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian L Hansen and Carolyn J Hansen
2641 Front Street
Klamath Falls, OR 97601

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

Brian L Hansen and Carolyn J Hansen
2641 Front Street
Klamath Falls, OR 97601
File No. 95878AM

STATUTORY WARRANTY DEED

Steven Ryk Arthur and Leigh Ann Arthur, husband and wife,

Grantor(s), hereby convey and warrant to

Brian L Hansen and Carolyn J Hansen 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:

Parcel 2 of Land Partition 30-01 in Lot 5, 6, & 7, Block 2, SHIPPINGTON ADDITION and a portion of vacated alley in SW1/4 SW1/4 Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3809-019CC-02400-000 R424710

The true and actual consideration for this conveyance is **\$12,000.00.**

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 15 day of April, 2016

Steven Ryk Arthur
Steven Ryk Arthur

Leigh Ann Arthur
Leigh Ann Arthur

State of Oregon ss
County of Delaware

On this 15 day of April, 2016, before me, a Notary Public in and for said state, personally appeared Steven Ryk Arthur and Leigh Ann Arthur, 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.

Diane Eileen Sullivan
Notary Public for the State of Oregon
Residing at: OR
Commission Expires: 8/6/18

