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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2016-004515

Klamath County, Oregon



00185937201600045150010012

05/04/2016 01:21:52 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

DAVID B. & BEVERLY A. CLAWSON  
1603 WIARD ST.  
KLAMATH FALLS OR. 97603  
SARA ANDERSON & MATTHEW COATES  
2535 S.E. 168TH AVE  
PORTLAND OR 97236

After recording, return to (Name and Address):

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

SARA ANDERSON  
2535 S.E. 168TH AVE.  
PORTLAND OR 97236

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID B. CLAWSON AND BEVERLY A. CLAWSON,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by SARA ANDERSON AND MATTHEW COATES

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 (legal description of property):

BLOCK 8, LOT 8, IN NIMROD RIVER PARK 2ND ADDITION  
According To The OFFICIAL PLAT Thereof ON FILE IN The OFFICE  
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS,  
RESTRICTIONS, RIGHTS, RIGHTS OF WAY, AND ALL MATTERS OF RECORD.

TAX LOT 3611-010B0-4900-000

(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): NO EXCEPTIONS

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 \$ 3900.00. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on MAY 4TH 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*David B. Clawson*  
*Beverly A. Clawson*

STATE OF OREGON, County of Klamath ss.

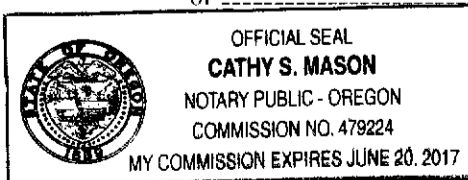
This instrument was acknowledged before me on May 4, 2016  
by Cathy S. Mason David Clawson & Beverly Clawson

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*Cathy S. Mason*  
Notary Public for Oregon  
My commission expires June 20, 2017