



**2016-004651**  
Klamath County, Oregon  
05/09/2016 11:59:31 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dennis Vader

P.O. Box 55  
Bonanza, OR 97623

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

Dennis Vader

P.O. Box 55  
Bonanza, OR 97623

File No. 9823AM

### STATUTORY WARRANTY DEED

**Theresa J. Jessup,**

Grantor(s), hereby convey and warrant to

**Dennis Vader ,**

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 ONE:

The Southeasterly 33 feet of Lot 7; Lot 8 EXCEPT the Easterly 25X25 feet thereof as described in Warranty Deed recorded in Volume 114 Page 455;  
All of Lots 9 and 10, Block 58, SECOND HOT SPRINGS ADDITION.

Tax Lot R-3809-028CC-07300-000

#### PARCEL TWO:

Lots 11, 12 and 13 in Block 58, and the following described portion of Lot 8, Block 58:

Beginning at the most Easterly corner of said Lot 8; thence Northwesterly along the Southwesterly line of Michigan Avenue 25 feet; thence Southwesterly at right angles to Michigan Avenue 50 feet; thence Southeasterly and parallel to Michigan Avenue 25 feet to the Southerly line of said Lot 8; thence Northeasterly along the Southerly line of said Lot 8, 50 feet to the point of beginning.

Tax Lot R-3809-028CC-07500-000

#### PARCEL THREE:

The Easterly 70 feet of Lot 16, Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and the Southeasterly 1 feet of the Northeasterly 70.4 feet of Lot 15, Block 41 of the HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Tax Lot R-3809-028CD-09800-000

The true and actual consideration for this conveyance is \$80,000.00.

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.

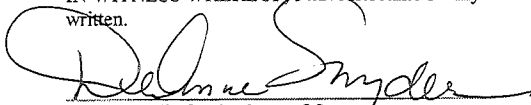
Dated this 21<sup>ST</sup> day of APRIL, 2016

  
Theresa J. Jessup

State of Oregon } ss  
County of Josephine }

On this 21<sup>ST</sup> day of April, 2016, before me, Deanne Snyder a Notary Public in and for said state, personally appeared Theresa J. Jessup, 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.

  
Notary Public for the State of Oregon  
Residing at: 225 NE "C" St. Grants Pass  
Commission Expires: 10-7-2017

