

2016-004731

Klamath County, Oregon



00186209201600047310020021

05/10/2016 02:53:13 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Mark Wilson and Heika Wilson
111 Trinity Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Melvin Wilson and Doris Wilson
2181 Kiln Street
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

Melvin Wilson and Doris Wilson, with an address of 2181 Kiln Street, Klamath Falls OR 97601 ("Grantor"), conveys and warrants to **Melvin Wilson, Doris Wilson, Mark A. Wilson and Heika L. Wilson**, whose address is 111 Trinity Street, Klamath Falls OR 97601, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

The Southerly 70 feet of Lots 7 and 8 in Block 59, BUENA VISTA ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029BC-02600-000

Key No: 211531

The true consideration for this conveyance is \$1.00.

This property is free of liens and encumbrances, EXCEPT:

None

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 4 day of February, 2016.

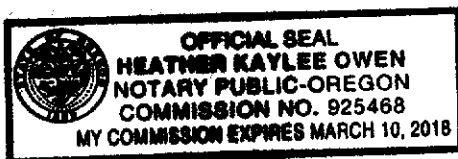
MELVIN WILSON AND DORIS WILSON
Grantor
Melvin Wilson Doris Wilson

STATE OF OREGON

COUNTY OF Klamath

} ss.

*Melvin Wilson + Doris Wilson
The foregoing instrument was acknowledged before me on this 4 day of February, 2016, by ~~NAME OF GRANTOR HERE~~, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



[Signature]

Printed Name: Heather Owen

Notary Public in and for the State of Oregon