



00186210201600047320020026

05/10/2016 02:54:05 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

**Mark 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**

Returned at Counter

**Melvin Wilson and Doris Wilson**, with an address of 2181 Kiln Street, Klamath Falls OR 97601 ("Grantor"), conveys and warrants to **Melvin L. Wilson, Doris L. Wilson, Mark A. Wilson and Matthew L. Wilson**, whose address is 111 Trinity Street, Klamath Falls OR 97601, and 4706 Lincoln Ave, Parma, OH 44134 ("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:

Beginning at the Northeasterly corner of said Lot 6; thence North-westerly along the Northeasterly line of said Lot 6 a distance of 10 feet to a point; thence Southwesterly and parallel with the Southeasterly line of said Lot 6 to the Southwesterly line thereof; thence Southeasterly along said Southwesterly line 10 feet, more or less, to the Southeasterly corner of said Lot 6; thence Northeasterly along the Southeasterly line of said lot to the point of the beginning.

Tax Account No: 3809-030AA-05000-000

Prop ID No: R441855

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

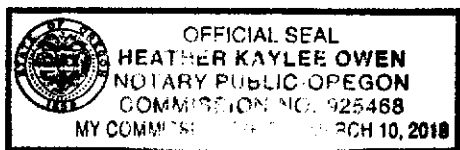
LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 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 L. WILSON AND DORIS L. WILSON  
Grantor  
Melvin L. Wilson Doris L. Wilson

STATE OF OREGON }  
COUNTY OF Klamath } ss.

\*Melvin L. Wilson & Doris L. 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.



Printed Name: Heather Owen  
Notary Public in and for the State of Oregon