



THIS SPACE RESE

**2016-005571**  
Klamath County, Oregon  
05/27/2016 09:31:24 AM  
Fee: \$47.00

After recording return to:

Andrew David Montgomery and Erica Ann  
Montgomery

819 Washington Street

Oregon City, OR 97045

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

Andrew David Montgomery and Erica Ann  
Montgomery

819 Washington Street

Oregon City, OR 97045

File No. 105960AM

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### STATUTORY WARRANTY DEED

**Dan Aldrich and Sharon Aldrich, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Andrew David Montgomery and Erica Ann Montgomery, 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:

**Lot 3 in Block 6, Leisure Woods Unit 2, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.**

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

**R-2407-007D0-02300-000**

The true and actual consideration for this conveyance is **\$45,000.00**.

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:

Return to: 

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 23<sup>rd</sup> day of May, 2016.

Daniel E. Aldrich  
Dan Aldrich

Sharon Aldrich  
Sharon Aldrich

State of Oregon } ss  
County of Deschutes }

On this 23<sup>rd</sup> day of May, 2016, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Dan Aldrich and Sharon Aldrich, 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.

Tiffany Hudson  
Notary Public for the State of Oregon  
Residing at: Bend, Oregon  
Commission Expires: 6/8/17

