

2016-006283

Klamath County, Oregon



00188037201600062830020025

06/14/2016 11:05:19 AM

Fee: \$47.00

Candyce L. Monegan  
4050 Royal Avenue  
Eugene, OR 97402

**Grantor's Name and Address**

Leonard E. Rainy, 650 Wellington St., Eugene, OR 97402  
Sherry L. Monegan 82073, Lost Creek Rd., Dexter, OR  
97431

Michael C. Monegan, PO Box 572, Marcola, OR 97454

**Grantee's Name and Address**

**After recording, return to (Name, Address, Zip):**

Diment & Walker  
767 Willamette Street, Suite 208  
Eugene, Oregon 97401

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

No Change

**WARRANTY DEED**

**CANDYCE L. MONEGAN**, Grantor, for the consideration hereinafter stated, hereby conveys and warrants to **LEONARD E. RAINY, SHERRY L. MONEGAN** and **MICHAEL C. MONEGAN**, Grantee, the real property described herein free of encumbrances except as specifically set forth below, which is situated in Klamath County, Oregon and is described as follows:

Lot 3 in Block 3 of Chapman Tracts, Klamath County, Oregon.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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): existing easements.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument on the date set forth below.

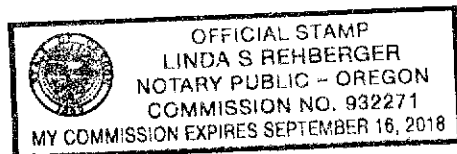
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Candyce L. Monegan  
Candyce L. Monegan

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on June 9, 2016, by Candyce L. Monegan.



Linda S. Rehberger  
Notary Public for Oregon  
My Commission Expires: