

2016-006675

Klamath County, Oregon



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THIS SPACE PROVIDED FOR RECORDER'S USE (

06/23/2016 02:17:02 PM

Fee: \$47.00

Returned at Counter

AND TAX STATEMENTS

WHEN RECORDED RETURN TO:

Jacob Wampler

17005 Freight Rd Ln

Klamath Falls, Oregon, 97601

WARRANTY DEED

THE GRANTOR(S),

- Jacob Edward Wampler, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Raini DeeAnn Wampler and Jacob Edward Wampler, 17005 Freight Rd Ln, Klamath Falls, OR County, Oregon, 97601,

the following described real estate, situated in Klamath Falls, in the County of Oregon, State of Oregon:

(legal description): Klamath River Acres First Addition Block 15 Lot 13

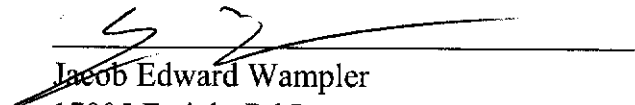
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R-3907-025C0-0330

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. 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.

Grantor Signatures:

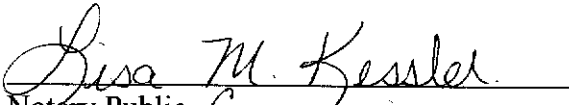
DATED: 6-23-16


Jacob Edward Wampler
17005 Freight Rd Ln
Klamath Falls, Oregon, 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 23rd day of June, 2016,
_____ by Jacob Edward Wampler.




Notary Public Commission.
Signature of person taking acknowledgment

Senior Indexing Specialist Klamath
Title (and Rank) County Clerk

My commission expires February 1, 2019