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Western Title & Escrow
Order Number: **116575-CM**

2016-007020
Klamath County, Oregon
07/01/2016 01:57:05 PM
Fee: \$47.00

Grantor
James E. Wandell Jr. Peggy L. Wandell 7084 Chena Hot Springs Road Fairbanks, AK 997123704
Grantee
James E. Wandell Jr. Peggy L. Wandell 7084 Chena Hot Springs Road Fairbanks, AK 997123704
Until a change is requested, all tax statements shall be sent to the following address:
James E. Wandell Jr. Peggy L. Wandell 7084 Chena Hot Springs Road Fairbanks, AK 997123704

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Lynn J. Dusseau, as tenants by the entirety, Grantor conveys and warrants to James E. Wandell Jr. and Peggy L. Wandell, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein.

Lot 10 in Block 5 of Jack Pine Village, according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon.

Account: R134170


Map & Tax Lot: R-2309-025A0-05600-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$139,900.00**. (Here comply with requirements of ORS 93.030.)

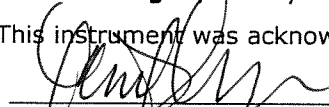
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Executed this 28 day of June, 2016


Lynn J. Dusseau

State of **Oregon** County of **Deschutes**) ss.

This instrument was acknowledged before me on this 28 day of June, 2016 by **Lynn J. Dusseau**


Notary Public for the State of Oregon

My commission expires: 8/18/19

