



2016-007269
Klamath County, Oregon
07/11/2016 11:22:11 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Hereford Jr. and Danielle Hereford

1824 Tiffany Street

Klamath Falls, OR 97601

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

Mark Hereford Jr. and Danielle Hereford

1824 Tiffany Street

Klamath Falls, OR 97601

File No. 103588AM

STATUTORY WARRANTY DEED

Greg W. Holm and Jacqueline R. Holm, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Mark Hereford Jr. and Danielle Hereford, 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:

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the West right of way line of Tiffany Street, said line being also the East line of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, from which the Northeast corner of said Block 24 bears North 0° 18' East 194.00 feet distant; thence North 89° 42' West 146.42 feet, more or less, to the Northeasterly line of Lot 11 of said Block 24; thence in a Southeasterly direction along the Northeasterly line of Lots 11, 14 and 15 on a 6° 36' 40" curve to the right 89.90 feet; thence South 89° 42' East 90.04 feet, more or less to the East line of said Block 24; thence North 0° 18" East 70.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$213,000.00**.

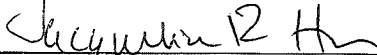
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 9TH day of JULY, 2016.

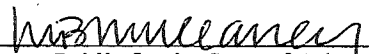

Greg W. Holm


Jacqueline R. Holm

State of Arizona } ss
County of COCONINO }

On this 9TH day of July, 2016, before me, MORGAN B MULLANEY a Notary Public in and for said state, personally appeared Greg W. Holm and Jacqueline R. Holm, 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.


Notary Public for the State of Arizona
Residing at: FLAGSTAFF, AZ
Commission Expires: SEPT. 15TH 2019

