

Return to:



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2016-007357

Klamath County, Oregon

07/12/2016 03:58:40 PM

Fee: \$52.00

Western Title & Escrow

Order Number: 118846-CCW

<b>Grantor</b>
Vanderbilt Mortgage and Finance, Inc. 500 Acoa Trail Maryville, TN 37804
<b>Grantee</b>
Gavreel Wicks 12118 Sun Forest Drive LaPine, OR 97739
<b>Until a change is requested, all tax statements shall be sent to the following address:</b>
Gavreel Wicks 12118 Sun Forest Drive LaPine, OR 97739

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Vanderbilt Mortgage and Finance, Inc., Grantor conveys and warrants to Gavreel Wicks, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

**Legal description attached hereto as Exhibit "A"**

Account: R141803

Map & Tax Lot: -2310-036D0-01800-000

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 **\$150,000.00**. (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 7 day of July, 2016

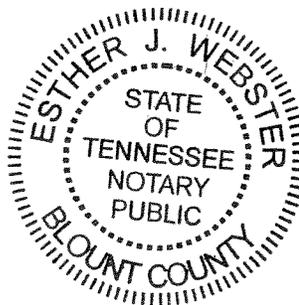
↙ **Vanderbilt Mortgage and Finance, Inc.**

By: ~~Andrew Bryant~~ Michael Steffen  
Its ~~Asset Manager~~ authorized agent

State of TN, County of Blount ) ss.

This instrument was acknowledged before me on this 7 day of July, 2016 by **Andrew Bryant**, as Asset Manager of Vanderbilt Mortgage and Finance, Inc.

Esther J. Webster  
Notary Public for the State of TN  
My commission expires: 3-29-20



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 6, Block 10, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.