



2016-007510
Klamath County, Oregon
07/15/2016 11:13:51 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Albert Wedam and Monica D. Wedam

2111 Pine Grove Road

Klamath Falls, OR 97603

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

Albert Wedam and Monica D. Wedam

2111 Pine Grove Road

Klamath Falls, OR 97603

File No. 106796AM

SPECIAL WARRANTY DEED

Jack M. Wedam,

Grantor(s) hereby conveys and specially warrants to

Albert Wedam and Monica D. Wedam as Tenants by the Entirety,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Parcel 2 of Land Partition 58-95 situated in the NW 1/4 NW 1/4 Section 9, Township 39 South, Range 9
East of the Willamette Meridian, Klamath County, Oregon, date 11/19/95**

The true and actual consideration for this conveyance is **\$77,600.00**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2016/2017 Taxes not yet due and payable

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 8th day of July, 2016

Jack M. Wedam

Jack M. Wedam
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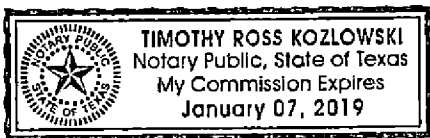
State of Texas } ss
County of Kendall }

On this 8th day of July, 2016, before me, Timothy Ross Kozlowski a Notary Public in and for said state, personally appeared Jack M. Wedam, 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.

Timothy Ross Kozlowski
Notary Public for the State of Texas

Residing at: 215 W Bandera Rd, Ste 114 Boerne TX 78006
Commission Expires: 01-07, 2019



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