



2016-007953  
Klamath County, Oregon  
07/27/2016 03:59:09 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jonathan Charles Brown  
5711 Blue Mountain Drive  
Klamath Falls, OR 97601

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

Jonathan Charles Brown  
5711 Blue Mountain Drive  
Klamath Falls, OR 97601

File No. 103821AM

### STATUTORY WARRANTY DEED

James D. Hitchcock and Nancy C. Hitchcock,  
Trustees of the James D. and Nancy C. Hitchcock Trust, w/a/d November 10, 2005,

Grantor(s), hereby convey and warrant to

Jonathan Charles Brown

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:

Lots 15, 16, and 17, Block 6, MIDLAND, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated alley which inures  
property described herein. ALSO TOGETHER WITH that portion of vacated Main Street as disclosed by  
Order to vacate recorded February 11, 1981 in Book M81 at page 2111, which inured to property described  
herein.

The true and actual consideration for this conveyance is \$35,000.00.

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:

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.

47711

Dated this 21 day of June 2016

James D. and Nancy C. Hitchcock Trust, u/a/d November 10, 2005

James D. Hitchcock, Trustee  
By: James D. Hitchcock, Trustee

Nancy C. Hitchcock, Trustee  
By: Nancy C. Hitchcock, Trustee

State of Oregon } ss  
County of Josephine }

On this 21<sup>st</sup> day of June, 2016, before me, Jana E. Artoff a Notary Public in and for said state, personally appeared James D. Hitchcock and Nancy C. Hitchcock, Trustees of the James D. and Nancy C. Hitchcock Trust, u/a/d November 10, 2005, 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.

Jana E. Artoff  
Notary Public for the State of Oregon  
Residing at: Grants Pass, OR  
Commission Expires: 2-2-19

