

2016-008422

Klamath County, Oregon



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08/09/2016 03:05:59 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Julie Hostetter  
5315 E. Broadway Rd., #2602  
Mesa, AZ 85206

GRANTEE'S NAME AND ADDRESS:

Paul D. Graham  
6047 Shasta Way  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Paul D. Graham  
6047 Shasta Way  
Klamath Falls, OR 97603

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That JULIE HOSTETTER**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PAUL D. GRAHAM**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The South One-Half of Tract Number Fourteen (14) TOWNSEND TRACTS,  
ACCORDING TO THE DULY RECORDED PLAT THEREOF.

EXCEPTING AND RESERVING a three-foot easement for irrigation purposes off the East side of said tract, as shown in deed from W. C. Townsend to Nina E. Welch, dated April 3, 1929, and recorded November 19, 1930.

SUBJECT TO all contracts with the United States of America, Klamath Water Users Association and the Klamath Irrigation District, relative to reclamation of said lands; and all rights of way for ditches and canals, water rights and assessments therefor. Property is included in the Klamath Irrigation District.

**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except 2016-2017 Real Property Taxes, a lien not yet due and payable, and those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., to reflect the correct vesting of the hereinabove-described real property.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4 day of August, 2016.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

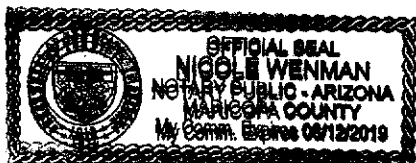
Julie Hostetter

Julie Hostetter

STATE OF ARIZONA; County of Maricopa ) ss.

On this 4 day of August, 2016, before me, Nicole Wenman, a Notary Public in the said state, personally appeared JULIE HOSTETTER, known or identified me to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the 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.



Nicole Wenman

NOTARY PUBLIC FOR ARIZONA

Residing at: US Bank 5137 E. Baseline Rd  
Gilbert, AZ 85234

Commission expires: 08/12/2019