



2016-009151
Klamath County, Oregon
08/29/2016 09:30:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James C. Hudson Jr. and Marietta A. West
1618 Crescent Ave
Klamath Falls, OR 97601

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

James C. Hudson Jr. and Marietta A. West
1618 Crescent Ave
Klamath Falls OR 97601
File No. 123820AM

STATUTORY WARRANTY DEED

Bruce E. Brink, an individual,

Grantor(s), hereby convey and warrant to

James C. Hudson Jr. and Marietta A. West, each as to an undivided 1/2 interest, with rights of survivorship

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:

The Southerly 34 feet of the Easterly 88 feet of Lot 4, Block 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and the Northerly 5 feet of the Easterly half of Lot 5 Block 33, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, and also a strip of land two (2) feet wide of the Southerly 34 feet of the Easterly end of the Westerly 90 feet of Lot 4, Block 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$53,000.00**.

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 23rd day of August, 2016




Bruce E. Brink

State of Oregon } ss
County of Klamath }

On this August 23rd day of August, 2016, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Bruce E. Brink, 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 Oregon
Residing at: Klamath
Commission Expires: 10/19/19

