



THIS SPACE RESERVED

2016-009894
Klamath County, Oregon
09/19/2016 12:09:00 PM
Fee: \$47.00

After recording return to:

Dennis W. Walsh and Virginia L. Clark
11550 Keno Worden Road
Klamath Falls, OR 97603

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

Dennis W. Walsh and Virginia L. Clark
11550 Keno Worden Road
Klamath Falls, OR 97603
File No. 128730AM

STATUTORY WARRANTY DEED

Gerald W. Holmes and Mariann Holmes, who acquired title as Mariann Byers, as Tenants in Common ,
Grantor(s), hereby convey and warrant to

Dennis W. Walsh and Virginia L. Clark not as Tenants in Common but 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:

**Lot 1 in Block 33 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$184,000.00.**

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 15th day of Sept. 2016.

Gerald W. Holmes
Gerald W Holmes

Mariann Holmes
Mariann Holmes

State of OR } ss
County of Klamath }

On this 15th day of Sept., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Gerald W. Holmes and Mariann Holmes, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

