



THIS SPACE RESERVED

**2016-010289**  
Klamath County, Oregon  
09/28/2016 11:40:00 AM  
Fee: \$47.00

After recording return to:

Julie Lyn Day  
891 Ponderosa Drive  
Klamath Falls, OR 97601

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

Julie Lyn Day  
891 Ponderosa Drive  
Klamath Falls, OR 97601

File No. 115080AM

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**STATUTORY WARRANTY DEED**

**Trevor J. Lammers,**

Grantor(s), hereby convey and warrant to

**Julie Lyn Day ,**

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 3 in Block 6 of Tract 1140, LYNNEWOOD FIRST ADDITION TO THE CITY OF KLAMATH FALLS,  
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

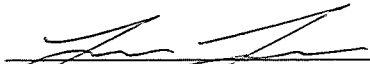
The true and actual consideration for this conveyance is \$259,000.00.

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 September, 2016.

  
Trevor J. Lammers

State of California } ss  
County of NAPA }

On this 23 day of September, 2016, before me, THEODORICE MARIE JOHNSON a Notary Public in and for said state, personally appeared Tevor J. Lammers, ~~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 California  
Residing at: P.O. Box 228 Suisun CA 94585  
Commission Expires: 02/13/2020

