

2016-011117

Klamath County, Oregon



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Keithan J. Ashman, at 2972 Lexington Cir. Carlsbad, CA 92010

Parcel ID#: R-3511-01800-01100-000

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**WARRANTY DEED**  
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 17 day of September , 2016 , by and between:

Constance E. St Clair, a married woman, who was formerly known as, and acquired title as Constance E. Thyssen, then windowed, and now a re married woman. Constance hereby Grants to Keithan, her great grandson (the grantor below), the following property.

("grantor"), and

Keithan J. Ashman, a single man

("grantee"). THE GRANTOR, for the true and actual consideration of Love and Affection.

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

TOWNSHIP 35 South, Range 11 East, W.M. SEC 18 S2S2S2NW4SE4, ACRES 5.00

Prior Deed reference M68 2616, Rec# CVO304158

Commonly known as: R3511-01800-01100-000

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: <u>Constance E. St. Clair</u>	Signature: _____
Print Name: <u>Constance E. St. Clair</u>	Print Name: _____
Capacity: <u>Grantor</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF California }  
COUNTY OF San Diego }

On this 22nd of September, 2016 before me, a notary public, personally appeared  
Constance E. St. Clair

\_\_\_\_\_, known or  
identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who  
acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Gretchen A. Baker

Notary Public

GRETCHEN A BAKER

Print name

2-10-2017

My commission expires on

[SEAL]

