



2016-011590
Klamath County, Oregon
10/31/2016 01:43:01 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Tyler Stewart and Summer Stewart

3448 Pine Tree Drive

Klamath Falls, OR 97603

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

Tyler Stewart and Summer Stewart

3448 Pine Tree Drive

Klamath Falls, OR 97603

File No. 123985AM

STATUTORY WARRANTY DEED

Stephanie Kaye Goodenough,

Grantor(s), hereby convey and warrant to

Tyler Stewart and Summer Stewart, as Tenants by the Entirety,

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 8 in Block 5 of FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon;**

EXCEPTING THEREFROM the South 10 feet thereof.

AND FURTHER EXCEPTING THE FOLLOWING:

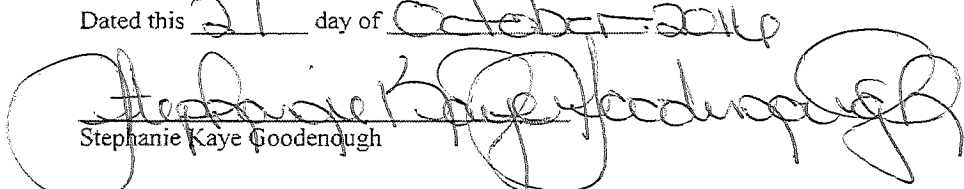
**Beginning at the Northeast corner of said Lot 8, Block 5, thence West 305.24 feet to the Northwest corner of
said Lot 8, Block 5; thence South along the West line of said Lot 8, Block 5, 10.78 feet to the Northeast
corner of Lot 7, Block 5 of said FIRST ADDITION TO PINE GROVE PONDEROSA; thence North 87
degrees 58' 38" East, generally along the existing fence, 305.43 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$345,000.00.**

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:

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 27 day of October, 2016


Stephanie Kaye Goodenough

State of California } ss
County of Los Angeles }

On this 27 day of October, 2016, before me, **Rick K Bierbower-Notary Public**, a Notary Public in and for said state, personally appeared Stephanie Kaye Goodenough, 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: Lancaster Ca.
Commission Expires: 9-28-2019

