

2016-013927

Klamath County, Oregon



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THIS SPACE PROVIDED FOR RECORDER'S USE ONI

12/30/2016 12:53:49 PM

Fee: \$47.00

Send tax statement to:  
Justin Hamilton  
1305 Dakota Ave.  
Medford OR, 97501

WHEN RECORDED RETURN TO:

~~Constance Gravestock  
11246 Sprague River Road  
Chiloquin, OR, 97624~~

Justin Hamilton  
1305 Dakota Ave.  
Medford OR, 97501

### WARRANTY DEED

THE GRANTOR(S),

- Constance Gravestock, a single person,

for and in consideration of: \$2,500.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Bryan Kelldell, <sup>6555</sup>Shadowglen, Eagle Point, Jackson County, Oregon, 97524,
- Justin Hamilton, 1305 Dakota Ave, Medford, Jackson  
County, Oregon, 97501,

as joint tenants with rights of survivorship, the following described real estate, situated in Sprague River, in the County of Klamath, State of Oregon:

(legal description): R3510-014DO 01800-000 Klamath Forest Estates Block 16 Lot 44

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R258544

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. 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.

**Grantor Signatures:**

DATED: November 15, 2016

Constance Gravestock

Constance Gravestock  
11246 Sprague River Road  
Chiloquin, Oregon, 97624

STATE OF OREGON, COUNTY OF JACKSON, ss:

This instrument was acknowledged before me on this 15<sup>th</sup> day of November, 2016 by Constance Gravestock.



Rhina Lisette Brousseau

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires April 7, 2018