

BLN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-000587

Klamath County, Oregon



00197930201700005870010016

01/20/2017 09:26:05 AM

Fee: \$42.00

JAMES WALDEN  
5242 DOBROT WAY  
CENTRAL POINT, OR 97502

Grantor's Name and Address

JAMES WALDEN and SUSAN WALDEN  
5242 DOBROT WAY  
CENTRAL POINT, OR 97502

Grantee's Name and Address

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording, return to (Name and Address):

JAMES WALDEN  
5242 DOBROT WAY  
CENTRAL POINT, OR 97502

Until requested otherwise, send all tax statements to (Name and Address):

JAMES & SUSAN WALDEN  
5242 DOBROT WAY  
CENTRAL POINT, OR 97502

## WARRANTY DEED (TENANTS BY ENTIRETY) - STATUTORY FORM

JAMES WALDEN, Grantor,  
conveys and warrants to JAMES WALDEN and SUSAN WALDEN, husband and wife,  
as tenants by the entirety, Grantees, the following described real property free of encumbrances, except as specifically set forth here-  
in, situated in Klamath County, Oregon: 147018 Bills Road, Gilchrist, OR 97737  
Lot 12 in Block 9, Jack Pine Village

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from all encumbrances except (if none, so state): None

The true consideration for this conveyance is \$ other (Here, comply with the requirements of ORS 93.030.)

DATED January 18, 2017; any signature on behalf of a business or other entity is made with the  
authority of that entity.

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 DETER-  
MINE 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.

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on January 18th 2017  
by James Walden and Susan Walden

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires October 31, 2020