

Evergreen
Land Title Company

2017-000879

Klamath County, Oregon

01/27/2017 12:32:00 PM

Fee: \$42.00

After recording return to: (Name, Address, Zip)

Evergreen Land Title Company
260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

RONALD H. SWISHER
2600 FLORAL HILL DRIVE, EUGENE, OR 97403

GRANTEE:

JAMES GIBEAU and LISA M. GIBEAU
85432 JASPER PARK RD, PLEASANT HILL, OR 97455

ORDER NO. 16-13913
TAX ACCOUNT NO. R164306
MAP NO. R-2607-001B0-026000-000

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

RONALD H. SWISHER, Grantor, conveys and warrants to JAMES GIBEAU and LISA M. GIBEAU, AS TENANTS BY THE ENTIRETY, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Lot 29 in Block 4 of TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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.

The true and actual consideration for this conveyance is \$19,000.00. (Here, comply with the requirements of ORS 93.030.)

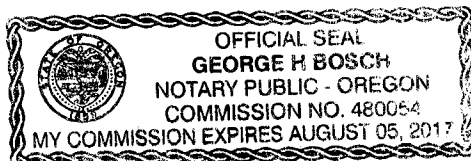
Dated this January 23, 2017

Ronald H. Swisher

RONALD H. SWISHER

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this 23rd day of January, 2017, by RONALD H. SWISHER.



George H. Bosch
Notary Public in and for the State of Oregon
My commission expires: 8/5/17