



2017-001028

Klamath County, Oregon

01/31/2017 02:57:00 PM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

John King

4789 Onyx Drive

Klamath Falls, OR 97603

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

John King

4789 Onyx Drive

Klamath Falls, OR 97603

File No. 132496AM

STATUTORY WARRANTY DEED

Grace Ada Caldwell,

Grantor(s), hereby convey and warrant to

John King,

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 46 of FIRST ADDITION TO SUMMERS LANE HOMES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$172,500.00.**

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:

47-MA-IT

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 31 day of January, 2017.

Grace Ada Caldwell
Grace Ada Caldwell

By: Terry Wells, as her Atty in Fact
Terry Wells, as her Attorney in Fact

State of Oregon} ss.
County of Klamath}

On this 31 day of January, 2017, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Terry Wells known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Grace Ada Caldwell, and acknowledged to me that he/she/they subscribed the name of Grace Ada Caldwell as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Stacy Marie Howard

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10-19-19

