



THIS SPACE RESER

2017-001116
Klamath County, Oregon
02/02/2017 02:00:00 PM
Fee: \$47.00

After recording return to:

Pamela M. Bortz
12874 E Highway 140
Klamath Falls, OR 97603

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

Pamela M. Bortz
12874 E Highway 140
Klamath Falls, OR 97603
File No. 148469AM

STATUTORY WARRANTY DEED

Richard J. McDowell,

Grantor(s), hereby convey and warrant to

Pamela M. Bortz,

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:

Parcel 1 of Land Partition 11-01 being a portion of SE 1/4 SW 1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 30.00 foot wide private easement to provide access and public utilities, to Parcels 1, 2 and 3 as created in Partition.

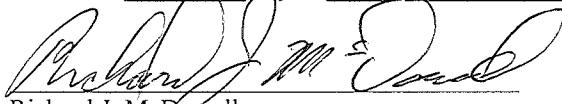
The true and actual consideration for this conveyance is \$190,000.00.

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:

Trust Deed dated May 1, 2009, recorded May 6, 2009, as Instrument No.: 2009-006266 in favor of Pacific Crest Federal Credit Union, Beneficiary. Grantee named above Do NOT agree to assume nor pay said Trust Deed and Grantors will hold Grantee harmless therefrom.

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 25th day of JAN., 2017.



Richard J. McDowell

State of OR } ss
County of Klamath }

On this 25th day of JAN., 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Richard J. McDowell, 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 OR

Residing at: Klamath

Commission Expires: 9-3-19

