

THIS SPACE RESER

2017-001395 Klamath County, Oregon

02/08/2017 02:06:00 PM

Fee: \$47.00

After recording return to:
Daniel J. Fessett
2675 Springwood Drive
Chiloquin, OR 97624
Until a change is requested all tax statements shall be sent to the following address: Daniel J. Fessett
2675 Springwood Drive
Chiloquin, OR 97624
File No. 151915AM

STATUTORY WARRANTY DEED

Donald E. Waltman, Trustee of the Waltman Living Trust,

Grantor(s), hereby convey and warrant to

Daniel J. Fessett,

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 21 in Block 29 of TRACT NO. 1113, OREGON SHORES, UNIT 2, 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 \$57,000.00.

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:

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.

PRACTICES, AS DEFINED IN ORS 30.930, A		
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, SECTI	IONS 2 TO 9 AND 17, CHAI	PTER 855, OREGON LAWS 2009, AND
SECTIONS 2 TO 7, CHAPTER 8, OREGON LA		
•	21, 2 2,010.	_ / / /
Dated this 64 day of Feh	2017	7 1 7 7
Dated this 4 day of 120		4 7 7 79
The Waltman Living Trust		
By: Danald E. Weltman Trustee	trustee	1 6 Y
By: A may ewalley		h. 11
Donald E. Waltman, Trustee	- A B A B '	
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State of Arizona } ss County of Macage }		· \
County of Mascace 3		
county or tracepte		
On this 6 day of February	2017 hefore m	e, July A Stillwork a Notary
Public in and for said state, personally appeared D	anald E. Waltman, Trystee of	the Weltman Living Trust Impure or identifies
to me to be the person(s) whose name(s) is/are su	ubscribed to the within instrui	nent and acknowledged to me that ne/sne/they
executed same.		
IN WITNESS WHEREOF, I have hereunto set my	hand and affixed my official se	eal the day and year in this certificate first above
written.		

Residing at: Musicope Confu 192
Commission Expires: Zb 762a

JUSTIN A. STITTSWORTH Notary Public - Arizona Maricopa County Expires 02/06/2020