



THIS SPACE RESER

2017-001508
Klamath County, Oregon
02/13/2017 02:12:01 PM
Fee: \$47.00

After recording return to:
Christopher Pitts and Shana Pitts
7016 Hager Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Christopher Pitts and Shana Pitts
7016 Hager Lane
Klamath Falls, OR 97603
File No. 140989AM

STATUTORY WARRANTY DEED

Phillip D. Pitts and Anita K. Pitts, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Christopher Pitts and Shana Pitts, as Tenants by the Entirety,

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 2 of Land Partition 30-96, said Land Partition being situated in the SW1/4 of the SE1/4 of Section 12, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion conveyed to Klamath County for Road purposes in Volume 2006 at page 023526, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$250,000.00**.

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.

Dated this 9 day of February, 2017.

Phillip D. Pitts
Phillip D. Pitts

Anita K. Pitts
Anita K. Pitts

State of Oregon } ss
County of Klamath }

On this 9 day of February, 2017, before me, Melissa B Bland a Notary Public in and for said state, personally appeared Phillip D. Pitts and Anita K. Pitts, 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.

Melissa B Bland
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: April 20, 2018

