



THIS SPACE RESERVED

2017-001897  
Klamath County, Oregon  
02/22/2017 03:48:02 PM  
Fee: \$52.00

After recording return to:

William V. Andrade and Sharie E. Andrade and Shawn  
M. Andrade and Joshua W. Andrade and Margurite A.  
Luna

PO Box 255

Richland, OR 97870

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

William V. Andrade and Sharie E. Andrade and Shawn  
M. Andrade and Joshua W. Andrade and Margurite A.  
Luna

PO Box 255

Richland, OR 97870

File No. 152501AM

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### STATUTORY WARRANTY DEED

**James A. Craig,**

Grantor(s), hereby convey and warrant to

**William V. Andrade and Sharie E. Andrade, Shawn M. Andrade, Joshua W. Andrade and Margurite A.  
Luna, not as Tenants in Common, but with rights of survivorship**

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:**

**Lot 1, Block 3, TRACT 1155 - TWIN RIVER VIEW, according to the official plat thereof on file in the office  
of the County Clerk, Klamath County, Oregon.**

**PARCEL 2:**

**Lot 9, Block 3, TRACT 1155 - TWIN RIVER VIEW, 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 **\$15,000.00.**

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 14 day of Feb 2017.

  
\_\_\_\_\_  
James A. Craig

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California    }  
                                  }ss.

County of \_\_\_\_\_  
                                  }

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared James A. Craig, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature \_\_\_\_\_ (Seal)  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*See attached  
draft  
LS*

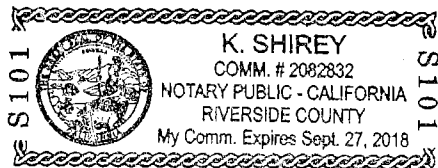
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 14th  
day of February, 20 17, by

James S Craig

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

K. Shirey