



2017-001957
Klamath County, Oregon
02/24/2017 01:36:01 PM
Fee: \$52.00


Western Title & Escrow
Order Number: 131561-CM

Grantor
Rita J. Thompson Gregory W. Thompson 5631 NW Homestead Way Redmond, OR 97756
Grantee
David Stec Irma Stec 152168 Conestoga Road La Pine, OR 97739
Until a change is requested, all tax statements shall be sent to the following address:
David Stec Irma Stec 152168 Conestoga Road La Pine, OR 97739

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Rita J. Thompson and Gregory W. Thompson, as tenants by the entirety as to their 50% undivided interest and Ronald L. Virden and Eileen Virden, as tenants by the entirety as to their 50% undivided interest Grantor(s), convey and warrant to David Stec and Irma Stec, as tenants by the entirety, Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

Lot 1, Block 7, WAGON TRAIL ACREAGES NO. ONE, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account:R 129257
Tax Lot: R-2309-001C0-02800-000

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.
The true consideration for this conveyance is \$214,900.00. (Here comply with requirements of ORS 93.030.)

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.

This instrument was acknowledged before me on this ____ day of February, 2017 by and Eileen Virden.

Notary Public for the State of
My commission expires: _____

Executed this 18th day of February, 2017

Rita J. Thompson
Rita J. Thompson

Gregory W. Thompson
Gregory W. Thompson

Executed this 18th day of February, 2017

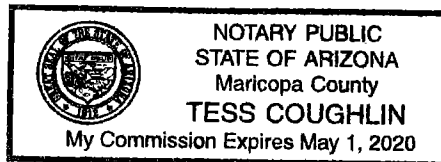
Ronald L. Virden

Eileen Virden

State of Arizona, County of Maricopa) ss.

This instrument was acknowledged before me on this 18th day of February, 2017 by **Rita J. Thompson**

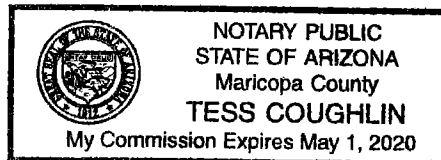
Tess Coughlin
Notary Public for the State of Arizona
My commission expires: May 1st 2020



State of Arizona, County of Maricopa) ss.

This instrument was acknowledged before me on this ____ day of February, 2017 by **Gregory W. Thompson**.

Tess Coughlin
Notary Public for the State of Arizona
My commission expires: May 1st 2020



State of _____, County of _____) ss.

This instrument was acknowledged before me on this ____ day of February, 2017 by **Ronald L. Virden**

Notary Public for the State of _____
My commission expires: _____

State of _____, County of _____) ss.

This instrument was acknowledged before me on this ____ day of February, 2017 by and **Eileen Virden**.

Notary Public for the State of _____
My commission expires: _____

Executed this _____ day of February, 2017

Rita J. Thompson

Gregory W. Thompson

Executed this 20 day of February, 2017

Ronald L. Virden

Ronald L. Virden

Eileen Virden

Eileen Virden

State of _____, County of _____) ss.

This instrument was acknowledged before me on this ____ day of February, 2017 by **Rita J. Thompson**

Notary Public for the State of

My commission expires: _____

State of _____, County of _____) ss.

This instrument was acknowledged before me on this ____ day of February, 2017 by **Gregory W. Thompson**.

Notary Public for the State of

My commission expires: _____

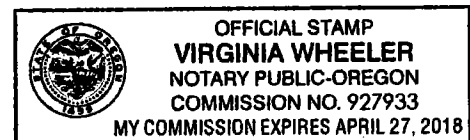
State of Oregon, County of Marian) ss.

This instrument was acknowledged before me on this 20 day of February, 2017 by **Ronald L. Virden**

Virginia Wheeler

Notary Public for the State of

My commission expires: 04-27-2018



State of Oregon, County of Marian) ss.

This instrument was acknowledged before me on this 20 day of February, 2017 by and **Eileen Virden**.

Virginia Wheeler

Notary Public for the State of

My commission expires: 04-27-2018

