

Grantor's Name and Address Ina Brewer Wert 34014 Oregon Shores Drive Chiloquin, OR 97624
Grantee's Name and Address Jennifer Rudeen 34014 Oregon Shores Drive Chiloquin, OR 97624
After Recording Return to: Jennifer Rudeen 34014 Oregon Shores Drive Chiloquin, OR 97624
Until requested otherwise, send all tax statements to: Jennifer Rudeen 34014 Oregon Shores Drive Chiloquin, OR 97624

AmeriTitle
NTC 151897AM

2017-002188
Klamath County, Oregon
03/01/2017 02:37:01 PM
Fee: \$42.00

WARRANTY DEED

I, Ina Brewer Wert, hereinafter "Grantor" does hereby warrant, grant, bargain, convey and sell, for consideration hereinafter stated, to Jennifer Rudeen, hereinafter "Grantee" all of that certain real property, with all right, title and interest, situate in Klamath County, Oregon, described as follows:

Lots 5 and 6 in Block 22 of TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$125,000.00.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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. ORS 93.040 (2013 Supplement)

DATED this 22 day of Feb, 2017.

Ina Brewer Wert
Ina Brewer Wert

STATE OF Oregon)
County of Klamath) ss:

ACKNOWLEDGED BEFORE ME this 22 day of Feb, 2017, Ina Brewer Wert.



J.B. Kerzel
NOTARY PUBLIC
My Commission Expires: 4.26.17