



2017-003103

Klamath County, Oregon

03/24/2017 11:21:00 AM

Fee: \$52.00

THIS SPACE RESERVE

After recording return to:

Robert C. Hellman and Pamela A Hellman and Travis
R Klein

1048 Juniper St. N

Keizer, OR 97303

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

Robert C. Hellman and Pamela A Hellman and Travis
R Klein

1048 Juniper St. N

Keizer, OR 97303

File No. 157208AM

STATUTORY WARRANTY DEED

Michael C. McKay and Claudia C. McKay, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Robert C. Hellman and Pamela A Hellman, as Tenants by the Entirety and Travis R Klein , all 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:

Lot 6, Block 1, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2507-036C0-00400-000

The true and actual consideration for this conveyance is **\$44,000.00.**

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:

Return To:



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 21 day of March, 2017

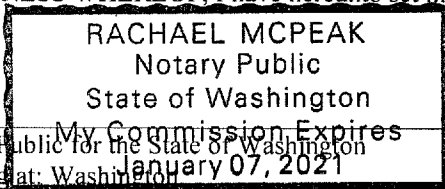
Michael McKay
Michael C. McKay

Claudia McKay
Claudia C. McKay

State of Washington } ss
County of Pierce }

On this 21 day of March, 2017, before me, Rachael McPeak a Notary Public in and for said state, personally appeared Michael C. McKay and Claudia C. McKay, 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.

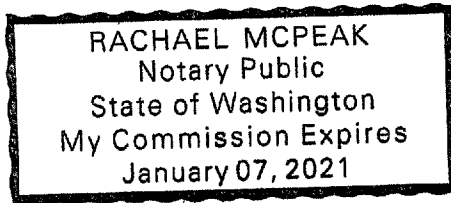
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Washington
Residing at: Washington
Commission Expires: _____

State of Washington } ss
County of Pierce}

On this 21 day of March, 2017, before me, Rachael McPeak, a Notary Public in and for said state, personally appeared Michael C. McKay and Claudia C. McKay, 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.



Rachael McPeak
Notary Public for the State of Washington
Residing at: 6701 20th St NE Tacoma WA 98422
Commission Expires: January 07, 2021