



THIS SPACE RESERVED

2017-003862
Klamath County, Oregon
04/13/2017 09:48:00 AM
Fee: \$47.00

After recording return to:

Martin Allen Lloyd

4925 Mathers Street

Klamath Falls, OR 97601

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

Martin Allen Lloyd

4925 Mathers Street

Klamath Falls, OR 97601

File No. 152644AM

STATUTORY WARRANTY DEED

Timothy A. Speir and Christina Picotte, who acquired title as Christina Speir, as Tenants in Common ,
Grantor(s), hereby convey and warrant to

Martin Allen Lloyd,

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 55, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

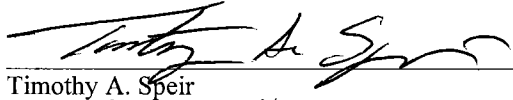
**EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Volume 349,
page 511, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$204,500.00.**

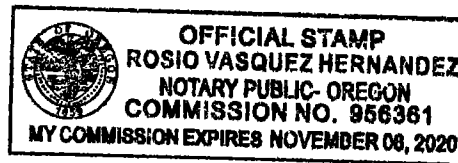
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 11th day of April, 2017.


Timothy A. Speir

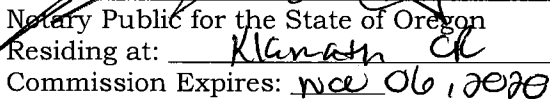

Christina Picotte



State of Oregon } ss
County of Klamath }

On this 11th day of April, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Timothy Speir, 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.

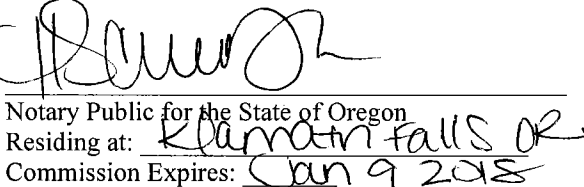
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: Nov 08, 2020

State of Oregon } ss
County of Klamath }

On this 10 day of April, 2017, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Christina Picotte, 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 Oregon
Residing at: Klamath Falls OR
Commission Expires: Jan 9 2018

