



2017-004373  
Klamath County, Oregon  
04/26/2017 02:25:00 PM  
Fee: \$47.00

THIS SPACE RESERVED

After recording return to:  
Nicholas I. Collins and Erin C. Collins  
5245 Sturdivant Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Nicholas I. Collins and Erin C. Collins  
5245 Sturdivant Avenue  
Klamath Falls, OR 97603  
File No. 159004AM

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**STATUTORY WARRANTY DEED**

**Dennis Ray Wiard and Tammara Louise Wiard, as Tenants by the Entirety ,**  
Grantor(s), hereby convey and warrant to

**Nicholas I. Collins and Erin C. Collins, as Tenants by the Entirety,**

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 37 and the East 5 feet of Lot 38, Lamron Homes, 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 \$200,000.00.

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:

UNOFFICIAL COPY

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 APRIL 2017.

Dennis Ray Wiard  
Dennis Ray Wiard

Tammara Louise Wiard  
Tammara Louise Wiard

State of Oregon } ss  
County of Klamath }

On this 21 day of April, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Dennis Ray Wiard and Tammara Louise Wiard, 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.

Melissa R Bland  
Notary Public for the State of Oregon  
Residing at: Klamath Falls  
Commission Expires: April 20, 2018

