

2017-004571

Klamath County, Oregon



00202855201700045710030039

RECORDING REQUESTED BY:

Name: Marcus S. Waits

05/02/2017 10:14:24 AM

Fee: \$52.00

INSTRUMENT PREPARED BY:

Name: Michelle A. Waits  
Address: 62233 Cody Rd.  
Bend, Oregon 97701

(Above reserved for official use  
only)

RETURN DEED TO:

Name: Marcus S. Waits  
Address: 4818 Table Rock Rd.  
Central Point, Oregon 97502

SEND TAX STATEMENTS TO:

Name: Marcus S. Waits  
Address: 4818 Table Rock Rd.  
Central Point, Oregon 97502

Title Order # N/A

Tax Parcel/APN # R335168

Escrow # N/A

## GENERAL WARRANTY DEED FOR OREGON

STATE OF OREGON

DATE: March 30, 2016

COUNTY OF KLAMATH

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$0, the receipt and sufficiency of which is hereby acknowledged, Michelle A. Waits, ("**Grantor**") hereby conveys, sells, and grants to Marcus S. Waits, ("**Grantee**") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate (the "**Property**") located at R335168/Lot 20, Sprague River, Oregon

N/A

Legal Description: TWP 36 RNGE 10, BLOCK SEC 14, TRACT POR LOT 20, ACRES 0.13

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Encumbrances and Other Restrictions: 0 N/A.

Grantor 1: Michelle A. Waits  
Marital Status: Married  
Address: 62233 Cody Rd.  
Bend, Oregon 97701

Grantor 1's Spouse Name: Ronald L.  
Waits  
Address: 62233 Cody Rd.  
Bend, Oregon 97701

Grantee 1: Marcus S. Waits  
Marital Status: Not married  
Address: 4818 Table Rock Rd.  
Central Point, Oregon 97502

Vesting Information / Property Interest: Sole Owner

**Signatures**

Grantor signed, sealed, and delivered this General Warranty Deed to Grantee on  
3/31/2010 (date).

Grantor 1 (or authorized agent)  
x/ Michelle A. Waits  
Print Name: MICHELLE A. WAITS

Grantor 1's Spouse (or authorized agent)  
I, RONALD L. WAITS, acknowledging  
receipt of sufficient consideration, hereby  
waive and release all my rights, title, and  
interest, if any, in the above Property unto  
Grantee(s).  
x/ Ronald L. Waits  
Print Name: RONALD L. WAITS

**Notary Public**

STATE OF Oregon

COUNTY OF Oeschutes

On this the 31<sup>st</sup> day of March, 2016, the foregoing instrument was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Ronald Leroy Waits and Michelle Ann Waits

WITNESS my hand and official seal.

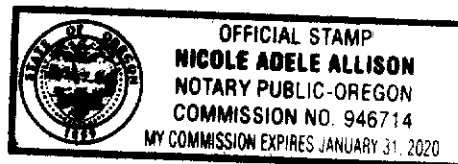
Nicole Allison

(Print Name)

Nicole Allison

[Affix seal]

(Signature)



NOTARY PUBLIC

My Commission Expires: Jan 31, 2020