

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

2017-005743

Klamath County, Oregon



00204243201700057430020023

05/25/2017 02:39:06 PM

Fee: \$47.00

Returned at Counter

Timothy J Sunnafrank

P.O. Box 188

Bly, OR 97622

Grantor's Name and Address\*

Anthony &amp; Charmaine Edwards

P.O. Box 452

Bly, OR 97622

Grantee's Name and Address\*

After recording, return to (Name and Address):

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise, send all tax statements to (Name and Address):

Anthony &amp; Charmaine Edwards

P.O. Box 452

Bly, OR 97622

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for instrument to be Recorded, if you need additional space.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Timothy J Sunnafrank

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Anthony &amp; Charmaine Edwards

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Beginning at a point being the Southeast Corner of the N 1/2 NE 1/4 of Section 21, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon; thence West 290.4 feet to a point; thence North Parallel with the Easterly boundary of said NE 1/4 of a distance of 300 feet; thence East a distance of 290.4 feet to a point; thence South along the section line between Sections 21 and 22 to the Point of Beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$16,000.<sup>10</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.<sup>11</sup> (The sentence between the symbols <sup>10</sup>, if not applicable, should be deleted. See ORS 93.030.)

(CONTINUED)



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 except (if no exceptions, so state):

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, except those claiming under the above described encumbrances.

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

IN WITNESS WHEREOF, grantor has executed this instrument on May 25<sup>th</sup>, 2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

*Timothy Sunnafrank*

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May<sup>ss</sup> 25<sup>th</sup>, 2017, by Timothy Sunnafrank

This instrument was acknowledged before me on May 25<sup>th</sup>, 2017, by Mariah Elsie Willy as Notary Public of Klamath County



*Mariah Elsie Willy*  
Notary Public for Oregon  
My commission expires May 11, 2019