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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2017-006158

Klamath County, Oregon



00204739201700061580020024

06/05/2017 03:27:04 PM

Fee: \$47.00

Cleo Marie Atchley

25010 5th Street

Sprague River, OR 97639

Grantor's Name and Address

Buster Brown Atchley

P.O. 45

Sprague River, OR 97639

Grantee's Name and Address

After recording, return to (Name and Address):

Buster B. Atchley

P.O. Box 45

Sprague River, OR 97639

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

Same as Above

SPACE RESERVED  
FOR  
RECORDER'S USE

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Convey my interest as follows

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Cleo M. Atchley, do

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 \_\_\_\_\_ County, State of Oregon, described as follows (legal description of property):

A portion of Lot 13 in the SW1/4NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and being more particularly described as follows: Beginning at a point which lies South along the Section line a distance of 1980 ft. and East a distance of 1133 ft. and South a distance of 100 ft. from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East, W.M. and thence, running South 100 ft. thence East 120 ft. thence North 100 ft. thence West 120 ft. more or less, to the point of beginning. ((continued on reverse))

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_ ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 \_\_\_\_\_; 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 5, 2017

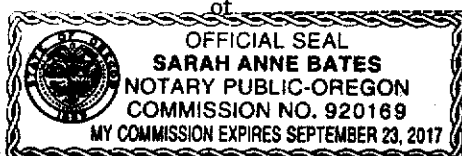
by Cleo Atchley

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Sarah Anne Bates

Notary Public for Oregon

My commission expires Sept 23, 2017

**SUBJECT TO:**

Reservation and Restriction of Record, easements and rights of way  
of record and those apparent on the land.

RECORDED  
INDEXED  
FILED  
JAN 10 1964  
COUNTY OF LOS ANGELES  
REGISTERED