



2017-006334

Klamath County, Oregon

06/09/2017 02:15:00 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Chester Ben Harper and Patricia Charlene Harper

2612 Berkeley Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

Chester Ben Harper and Patricia Charlene Harper

2612 Berkeley Street

Klamath Falls, OR 97601

File No. 167099AM

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### STATUTORY WARRANTY DEED

**Carin Ann Grindel and Janet Lee Griego, fka Janet Lee Flanagan, Individually and as Affiants or Claiming Successors of the Estate of Emmy Emilie Welsh, (Klamath County Circuit Court Case No. 17PB02390),**

Grantor(s), hereby convey and warrant to

**Chester Ben Harper and Patricia Charlene Harper, 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 9, Block 17, Tract 1176, being a re-subdivision of Block 17, Buena Vista to the City of Klamath Falls, 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 **\$144,000.00.**

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:

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 9th day of June 2017.

Estate of Emmy Emilie Welsh, deceased

By: Carin Ann Grindel  
Carin Ann Grindel, Individually and as Claiming Successor  
of the Estate of Emmy Emilie Welsh

By: Janet Lee Griego  
Janet Lee Griego fka Janet Lee Flanagan, Individually and  
as Claiming Successor of the Estate of Emmy Emilie Welsh

State of Oregon } ss  
County of Klamath }

On this 9th day of June, 2017, before me, Jennifer M Engelbrecht, a  
Notary Public in and for said state, personally appeared Carin Ann Grindel and Janet Lee Griego, Individually and as  
Claiming Successors of the Estate of Emmy Emilie Welsh, 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.

Jennifer M Engelbrecht  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 11-8-2020

