



2017-006465
Klamath County, Oregon
06/13/2017 01:59:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Mark D Edge and Tammi J Edge

5652 Verdick Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Mark D Edge and Tammi J Edge

5652 Verdick Drive

Klamath Falls, OR 97603

File No. 155943AM

STATUTORY WARRANTY DEED

Melba Nunn-Davis, who acquired title as Melba Davis,

Grantor(s), hereby convey and warrant to

Mark D Edge and Tammi J Edge, 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 11 of Tract 1407, Homedale Terrace, 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 \$139,000.00.

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 12 day of June, 2017.

Melba Jean Nunn-Davis
Melba Nunn-Davis

State of Colorado } ss
County of DENVER

On this 12 day of June, 2017, before me, DAVID WINSTON, a Notary Public in and for said state, personally appeared Melba Nunn-Davis, 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.

David Winston
Notary Public for the State of Colorado
Residing at: DENVER
Commission Expires: 8/10/2020

