



THIS SPACE RESERVED

2017-006944

Klamath County, Oregon

06/26/2017 09:41:00 AM

Fee: \$47.00

After recording return to:

Edward J. Davis Jr. and Kristina M. Jepsen

P. O. Box 3302

Sunriver, OR 97707

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

Edward J. Davis Jr. and Kristina M. Jepsen

P. O. Box 3302

Sunriver, OR 97707

File No. 176295AM

STATUTORY WARRANTY DEED

Richard Lenn Ruddick and Margie Alice Ruddick, as Tenants by the Entirety as to Parcel 1 and Richard Ruddick and Margie Alice Ruddick, as Tenants by the Entirety as to Parcel 2,

Grantor(s), hereby convey and warrant to

Edward J. Davis Jr., as to an undivided 1/2 interest and Kristina M. Jepsen, as to an undivided 1/2 interest, as Tenants in Common

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:

Parcel 1

Lot 13, Block 18, MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 14, Block 18, MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, 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 **\$9,000.00.**

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 22nd day of June, 2017.

Richard Lenn Ruddick
Richard Lenn Ruddick

Margie Alice Ruddick
Margie Alice Ruddick

Margie Alice Ruddick

State of OR } ss
County of Klamath }

On this 22nd day of June, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Richard Lenn Ruddick and Margie Alice Ruddick, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 9-8-17

