2017-006973

Klamath County, Oregon

06/26/2017 02:19:00 PM

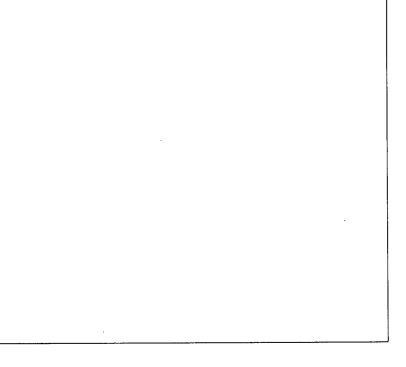
Fee: \$47.00



After recording return to: Matthieu D.T. Russell and Ashley C. Russell PO Box 430 Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address: Matthieu D.T. Russell and Ashley C. Russell PO Box 430 Oregon City, OR 97045

File No.: 7064-2862491 (BC) Date: May 05, 2017



THIS SPACE RESERVED FOR RECO

STATUTORY WARRANTY DEED

James R. Farnsworth, Jr. and Kasey Tavera as tenants in common each as to and undivided one-half interest, Grantor, conveys and warrants to Matthieu D.T. Russell and Ashley C. Russell as tenants by the entirety and Kenneth E. Cochell, Jr., not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 23 in Block 17, Second Addition to River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$19,000.00. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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File No.: 7064-2862491 (BC)

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 2151 day of June	,2017
V. Th	(Hasy Touria)
James R. Farnsworth Jr.	Kaséy Taverá
STATE OF Oregon)	
)ss.	
County of Klamath) Marion	
This instrument was acknowledged before me on this 21st day of 1000 2017	
by James R. Farnsworth, Jr. and Kasey Tavera.	
OFFICIAL STAMP JESSICA RACHAEL RIOS	(Tuesacallus
NOTARY PUBLIC-OREGON	Notary Public for Oregon
COMMISSION NO. 929898	My commission expires: Jure 26, 2018

MY COMMISSION EXPIRES JUNE 26, 2018