



THIS SPACE RESERVED FOR

2017-007555
Klamath County, Oregon
07/06/2017 02:45:00 PM
Fee: \$47.00

After recording return to:

Micah J. Swartz and Jacqueline Marie Falconio

1746 Burns Street

Klamath Falls, OR 97603

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

Micah J. Swartz and Jacqueline Marie Falconio

1746 Burns Street

Klamath Falls, OR 97603

File No. 168670AM

STATUTORY WARRANTY DEED

Dennis Anders, Affiant of the Estate of Coy DB Anders Also Known as Coy Dennis Bullard Anders, Dennis Anders, Individually and Benjamin Anders,

Grantor(s), hereby convey and warrant to

Micah J. Swartz and Jacqueline Marie Falconio, 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 2 in Block A of Homecrest, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, excepting therefrom the North 20 feet of the E1/2 of the W1/2 thereof

The true and actual consideration for this conveyance is \$119,000.00.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 7 day of July, 2017

Estate of Coy Dennis Bullard Anders

By: Dennis Anders
Dennis Anders, Affiant and Individually

By: Benjamin Anders
Benjamin Anders

State of Oregon } ss Bull
County of Lane ~~Klamath County~~

On this 3 day of July, 2017, before me, Donna Sunny Houston Notary Public in and for said state, personally appeared Dennis Anders, affiant of the Estate of Coy Dennis Bullard Anders, and individually, and Benjamin Anders, 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.

Donna Sunny Houston
Notary Public for the State of Oregon
Residing at: Lane, OR
Commission Expires: 3/25/19

