

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401



CT158158
mm

2017-007620
Klamath County, Oregon
07/07/2017 02:32:00 PM
Fee: \$47.00

TITLE NO. 177994AM
ESCROW NO. EU17-1774
TAX ACCT. NO. R9546
MAP/TAX LOT NO. R-2407-007D0-06400-000

GRANTOR

ALEX D. CUYLER, DIANA CUYLER, BRIAN R. FULLER, MELVIN MANN, CATHERINE M. RUSSELL and SARAH GRIMM

GRANTEE

JAMES J. DOUGHERTY and ELIZABETH J. DOUGHERTY
64742 SYLVAN LOOP
BEND, OR 97701

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

ALEX D. CUYLER, DIANA CUYLER, who acquired title as DIANA LEWIS, BRIAN R. FULLER, MELVIN MANN, CATHERINE M. RUSSELL and SARAH GRIMM, Grantor,

conveys and warrants to

JAMES J. DOUGHERTY and ELIZABETH J. DOUGHERTY, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 31 in Block 5 of Tract 1119, Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:

2017/18 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$178,500.00.

Dated this 6th day of July, 2017.

Alex D. Cuyler
ALEX D. CUYLER

Brian R. Fuller
BRIAN R. FULLER

Catherine M. Russell
CATHERINE M. RUSSELL

Diana Cuyler by Alex D. Cuyler
DIANA CUYLER, BY ALEX D. CUYLER
ATTORNEY-IN-FACT *Attorney in fact*

Melvin Mann
MELVIN MANN

Sarah Grimm
SARAH GRIMM

State of Oregon
County of Lane

This instrument was acknowledged before me on July 6, 2017 by ALEX D. CUYLER, individually and as attorney-in-fact for DIANA CUYLER, BRIAN R. FULLER, MELVIN MANN, CATHERINE M. RUSSELL and SARAH GRIMM.

Melissa Butterfield Mitchell
(Notary Public for Oregon)
My commission expires 9/16/17

