



THIS SPACE RESERVED FOR R

2017-007868

Klamath County, Oregon

07/14/2017 12:07:00 PM

Fee: \$47.00

After recording return to:

David Robert Thompson and Elizabeth Jane Thompson
and Keith Michael Thompson and Kenneth David
Thompson

PO Box 662002

Arcadia, CA 91066

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

David Robert Thompson and Elizabeth Jane Thompson
and Keith Michael Thompson and Kenneth David
Thompson

PO Box 662002

Arcadia, CA 91066

File No. 180078AM

STATUTORY WARRANTY DEED

Frank Petroski,

Grantor(s), hereby convey and warrant to

David Robert Thompson and Elizabeth Jane Thompson and Keith Michael Thompson and Kenneth David Thompson, not as Tenants in Common but with Rights of Survivorship,

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:

S1/2 of the S1/2 of Lot 3, Block 1, Klamath Falls Forest Estates Sycan Unit, 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 **\$6,000.00.**

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 5th day of July, 2017.

Frank Petroski
Frank Petroski

State of OR } ss
County of Klamath }

On this 5th day of July, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Frank Petroski, 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: 9-8-19

