



THIS SPACE RESERVED FOR

2017-008546
Klamath County, Oregon
07/31/2017 03:20:00 PM
Fee: \$47.00

After recording return to:

Jason Dobey
2158 Thrall Street
Klamath Falls, OR 97601

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

Jason Dobey
2158 Thrall Street
Klamath Falls, OR 97601
File No. 172771AM

STATUTORY WARRANTY DEED

Bryan E. Vaughan and Susan F. Vaughan, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jason Dobey,

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:

A parcel of land situated in Lots 2 and 3 of Block 52 of Buena Vista Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southeast corner of said Lot 2; thence North 71° 42' 50" West, 139.53 feet to a 1/2 inch iron pin marking the Southwest corner of said Lot 2; thence North 18° 17' 10" East, 50.00 feet to a 1/2 inch iron pin marking the Northwest corner of said Lot 2; thence South 71° 42' 50" East along the Northerly line of said Lot 2, 59.80 feet to a 1/2 inch iron pin; thence North 18° 17' 10" East, 12.00 feet to a 1/2 inch iron pin; thence South 71° 42' 50" East parallel to but 12.00 feet Northerly of said Northerly line of Lot 2, 79.73 feet to a 1/2 inch iron pin on the Easterly line of said Lot 3; thence South 18° 17' 10" West along the Easterly line of said Block 52, 62.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$170,000.00.**

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 28th day of July, 2017.

Bryan E. Vaughan
Bryan E. Vaughan
Susan F. Vaughan
Susan F. Vaughan

State of Oregon } ss
County of Klamath }

On this 28th day of July, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Bryan E. Vaughan and Susan F. Vaughan, 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.

Stacy Howard

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10-19-19

