



THIS SPACE RESERVED FOR R

2017-008680
Klamath County, Oregon
08/02/2017 01:41:00 PM
Fee: \$52.00

After recording return to:

Lily M. Cranor and Tina Cranor Wells and Matthew A.
Cranor

960 Cheshire Ave

Eugene, OR 97402

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

Lily M. Cranor and Tina Cranor Wells and Matthew A.
Cranor

960 Cheshire Ave

Eugene, OR 97402

File No. 170011AM

STATUTORY WARRANTY DEED

Jeremiah L. Howard and Venessa M. Howard, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

**Lily M. Cranor and Tina Cranor Wells and Matthew A. Cranor, 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:

**Lot 375 in Block 122 of MILLS ADDITION to the City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$89,000.00**.

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 26 day of July, 2017

Jeremiah L. Howard
Jeremiah L. Howard

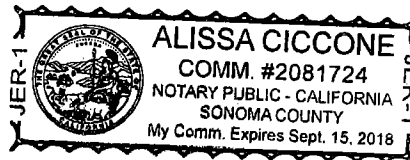
Venessa M. Howard
Venessa M. Howard

State of CA ss
County of Sonoma

On this 16 day of July, 2017, before me, Alissa Ciccone, a Notary Public in and for said state, personally appeared Jeremiah L. Howard and Venessa M. Howard, 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.

Alissa Ciccone
Notary Public for the State of California
Residing at: Sonoma
Commission Expires: 09-15-2018



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Sonoma }

On 07-26-2017 before me, Alissa Ciccone Notary Public,

Date

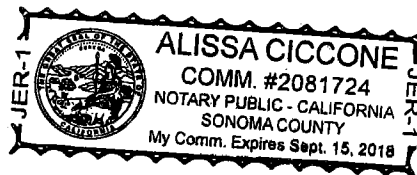
(here insert name and title of the officer)

personally appeared Jeremiah L. Howard and
Venessa M. Howard

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Signature] (Seal)

_____ OPTIONAL _____

Description of Attached Document

Title or Type of Document: Statutory Warranty Deeds Number of Pages: _____

Document Date: _____ Other: _____