



THIS SPACE RESERVED FOR R

**2017-008779**  
**Klamath County, Oregon**  
08/04/2017 11:27:00 AM  
Fee: \$47.00

After recording return to:

Tacante O. Thomas

106 S Williams Ave

Klamath Falls, OR 97601

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

Tacante O. Thomas

106 S Williams Ave

Klamath Falls, OR 97601

File No. 185798AM

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### STATUTORY WARRANTY DEED

**Gerald Bandy and Tania Bandy, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Tacante O. Thomas,**

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:

**The S1/2 of NE1/4 of the SE1/4 of the SE1/4 of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, Klamth County, Oregon.**

**Code 008 Map 3409-02000 TL 02100 KEY #211103**

The true and actual consideration for this conveyance is **\$9,999.99.**

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.

Gerald Bandy  
Gerald Bandy

Tania Bandy  
Tania Bandy

State of Oregon } ss  
County of Klamath }

On this 28th day of July, 2017, before me, Debbie Sinnock a  
Notary Public in and for said state, personally appeared Gerald Bandy and Tania Bandy, 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 Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 9/8/17

