



THIS SPACE RESERVED FOR

2017-009303
Klamath County, Oregon
08/17/2017 11:18:00 AM
Fee: \$47.00

After recording return to:

Joel T McPherson and Ashley A McPherson

909 W Oregon Avenue

Klamath Falls, OR 97601

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

Joel T McPherson and Ashley A McPherson

909 W Oregon Avenue

Klamath Falls, OR 97601

File No. 176284AM

STATUTORY WARRANTY DEED

David M. Bruce-Aijian and Christine M. Bruce-Aijian, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Joel T McPherson and Ashley A McPherson, as Tenants by the Entirety,

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 10 in Block 11 of Tract 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14 of Buena Vista Addition to the City of Klamath Falls, together with that portion of vacated Oregon Avenue adjacent to the South line of Lot 10, 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 **\$210,000.00**.

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 14th day of August, 2017.

David M. Bruce-Aijian
David M Bruce-Aijian

Christine M. Bruce-Aijian
Christine M Bruce-Aijian

State of Washington } ss
County of Pierce }

On this 14th day of August, 2017, before me, Jennifer Sue Boyes, a Notary Public in and for said state, personally appeared David M. Bruce-Aijian and Christine M. Bruce-Aijian, 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.

Jennifer Sue Boyes Jennifer Sue Boyes
Notary Public for the State of Washington
Residing at: King County
Commission Expires: 04-27-18

