

186501Am
470317054209

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Arthur R. Dubs Foundation, an Oregon nonprofit corporation

GRANTEE'S NAME:

John Theodore Oswald and Eileen Louise Oswald

AFTER RECORDING RETURN TO:

Order No.: 470317054209-KA

AmeriTitle

300 Klamath Ave

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

John Theodore Oswald and Eileen Louise Oswald

29623 E. Rainbow Road

Klamath Falls, OR 97601

0 Rocky Point Road, Rocky Point, 4 Tax Lots Tax account #:
R307910, R307929, R307938, & R307901, Klamath Falls, OR
97601

2017-009305

Klamath County, Oregon

08/17/2017 11:23:00 AM

Fee: \$52.00


TICOR TITLE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Arthur R. Dubs Foundation, an Oregon nonprofit corporation, Grantor, conveys and warrants to John Theodore Oswald and Eileen Louise Oswald, tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached exhibit "A" attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/15/17

Arthur R. Dubs Foundation

BY: [Signature]
David P. Hyatt
Director



State of OREGON
County of JACKSON

This instrument was acknowledged before me on August 15, 2017 by Carrie Hanson as Executive Director of the Arthur R. Dubs Foundation, an Oregon non profit corporation.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1/17/2021

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 4, 5, 6, and 7 Block 3, Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.