

2017-009560

Klamath County, Oregon

Returned at Counter

RETURN TO:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Wanda Potterton Powless
P. O. Box 70
Beatty, OR 97621



00208967201700095600020022

08/24/2017 09:32:55 AM

Fee: \$47.00

Grantor:

Wanda Jean Curtis
10921 50th Avenue North
Saint Petersburg, FL 33708

Grantee:

Wanda Potterton Powless
P. O. Box 70
Beatty, OR 97621

STATUTORY SPECIAL WARRANTY DEED

Wilma Jean Curtis, Grantor, conveys and specially warrants to Wanda Potterton Powless, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Tract 19 and 20, Block 8, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion described as follows:

That portion of Lots 19 and 20, Block 8, ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 20; thence Est along the North line of said Lot 20, a distance of 101 feet; thence South on a line parallel to and 101 feet distant from the West line of said Lots 20 and 19 to the South line of said Lot 19; thence West on the South line of said Lot 19 a distance of 101 feet to the West line of said Lot 19; thence North on the West line of said Lots 19 and 20 a distance of 215.6 feet, more or less, the point of beginning, said tract of land being the Westerly 101 feet of said Lots 19 and 20 in Block 8, ALTAMONT ACRES.

Together with a 1993 Fleetwood manufactured dwelling, Serial Nos. ORFLP48A1664OBS, ORFLP48B1664OBS, and ORFLP48C1664OBS; X No. M-216472.

The true consideration for this conveyance is from a contract recorded at Volume M99, Page 29198.

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: Aug 10, 2017.

Wilma Jean Curtis
Wilma Jean Curtis

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on August 10, 2017, by Wilma Jean Curtis, who is personally known to me or who has produced Driver License (type of identification) as identification.



Robert M. Showerman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF988047
Expires 5/9/2020

Robert M Showerman

Notary Public

Printed Name: Robert M Showerman

My Commission Expires: 5/9/2020

Commission # FF988047