



THIS SPACE RESERVED FOR

2017-009573
Klamath County, Oregon
08/24/2017 11:15:00 AM
Fee: \$52.00

After recording return to:

Cody S. Jameson and Tanishia F. Jameson
5615 Harlan Dr. 5615 Harlan Drive
Klamath Falls, OR 97603 Klamath Falls, OR 97603

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

Cody S. Jameson and Tanishia F. Jameson
5615 Harlan Drive
Klamath Falls, OR 97603
File No. 151169AM

STATUTORY WARRANTY DEED

Eugene S. Jameson and Tina D. Jameson, husband and wife,

Grantor(s), hereby convey and warrant to

Cody S. Jameson and Tanishia F. Jameson, 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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$116,000.00**.

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 17th day of August, 2017.


Eugene S. Jameson

Tina D. Jameson

State of Oregon } ss
County of Deschutes }

On this 17th day of August, 2017, before me, Megan Figgins, a Notary Public in and for said state, personally appeared Eugene S. Jameson and Tina D. Jameson, 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.

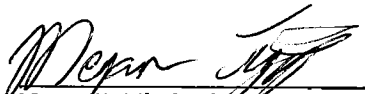

Notary Public for the State of Oregon
Residing at: Americus
Commission Expires: 11/20/2017



EXHIBIT "A"

Beginning at a point on the Southwesterly boundary of Lot 23, HOMEDALE, a platted subdivision in Klamath County, Oregon, which point is North 66°33' West, 287.5 feet from the most Southerly corner of said Lot 23; thence North 14°05' East, 309.15 feet, more or less, to the Northeasterly boundary of said Lot 23; thence North 70°37' West, along said Northeasterly boundary, a distance of 57.0 feet; thence South 16°58 1/2' West, 302.92 feet, more or less, to the Southwesterly boundary of said Lot 23; thence South 66°33' East, 73.0 feet, more or less, to the point of beginning; being a portion of Lot 23 of said HOMEDALE.