



THIS SPACE RESERVED FOR

2017-009736
Klamath County, Oregon
08/29/2017 01:55:00 PM
Fee: \$52.00

After recording return to:
Jared Hall and Jennie Hall
134 Dahlia Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Jared Hall and Jennie Hall
134 Dahlia Street
Klamath Falls, OR 97601
File No. 182391AM

STATUTORY WARRANTY DEED

Betty R. Radcliffe,

Grantor(s), hereby convey and warrant to

Jared Hall and Jennie Hall, husband and wife,

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 17 and Southeast 35 feet of Lot 16, Block 10, Eldorado, 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 \$203,000.00.

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 28th day of August, 2017

Betty R. Radcliffe by T R Radcliffe, Attorney in Fact
Betty R. Radcliffe

By: _____
Thomas R. Radcliffe, attorney in fact

State of California) ss.
County of _____}

On this _____ day of August, 2017, before me, _____, a Notary Public in and for said state, personally appeared **Thomas R. Radcliffe** known or identified to me to be the person(s) whose name(s) subscribed to the within instrument **as Attorney-in-fact of Betty R. Radcliffe**, and acknowledged to me that he/she/they subscribed the name of Betty R. Radcliffe as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of California
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SANTA CLARA

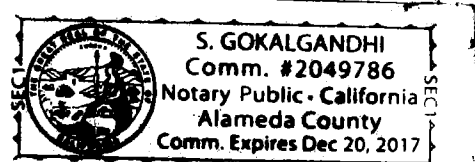
On 8-28-17 before me, S. GOKALGANDHI, Notary Public, personally appeared

THOMAS R RADCLIFFE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. Gokalgandhi
Signature of Notary Public



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

STATUTORY WARRANTY
(Title or description of attached document)

DEED
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(additional information)