



THIS SPACE RESERVED FOR

**2017-009959**  
Klamath County, Oregon  
09/05/2017 11:13:00 AM  
Fee: \$47.00

After recording return to:

James Paul Hait and Emily Cisne Hait and Bryan  
Heglin

258 NW Revere Ave

Bend, OR 97703

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

James Paul Hait and Emily Cisne Hait and Bryan  
Heglin

258 NW Revere Ave

Bend, OR 97703

File No. 189353AM

### STATUTORY WARRANTY DEED

**Stephen Thomas Garrett and Beverly Gwen Garrett, as Tenants by the Entirety, Grantor(s), hereby convey and warrant to James Paul Hait and Emily Cisne Hait and Bryan Heglin , not as Tenants in Common but with Rights of Survivorship,**

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 4, Block 1, Crescent Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2406-001BD-00400-000**  
**M-138455**

The true and actual consideration for this conveyance is **\$135,000.00.**

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:

Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$100,000.00

Trustor/Grantor: Stephen Thomas Garrett and Beverly Gwen Garrett

Trustee: Western Title & Escrow Company

Beneficiary: Michael G. Murphy and Melva G. Murphy, as tenants in common

Dated: July 24, 2015

Recorded: August 5, 2015

Volume: 2015-008734

The beneficial interest under said Deed of Trust was assigned of record to Michael Murphy and Melva Murphy, Trustees, or their Successors in Trust, under The Murphy Living Trust Dated December 17, 2015 by assignment,

Recorded: January 12, 2016

Volume: 2016-000291

**THE ABOVE WHICH GRANTEE AGREES TO ASSUME AND PAY**


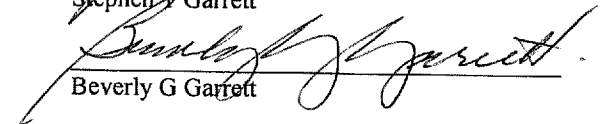
**2017-2018 Real Property Taxes, a lien not yet due and payable.**

Return To:



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 31 day of August, 2017

  
Stephen T. Garrett  
  
Beverly G. Garrett

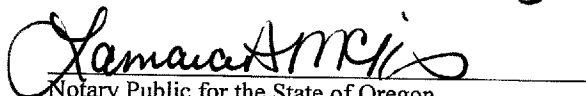
State of Oregon } ss  
County of Cane

On this 31st day of August, 2017, before me, a Notary Public in and for said state, personally appeared Stephen Thomas Garrett and \*, 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.

\* Beverly Gwen Garrett

TAM

  
Notary Public for the State of Oregon  
Residing at: Bend, OR  
Commission Expires: 7-9-2021

