



After recording return to:
Valda Y. Kinney
1110 Maple Avenue
Ukiah, CA 95482

Until a change is requested all tax
statements shall be sent to the
following address:
Valda Y. Kinney
1110 Maple Avenue
Ukiah, CA 95482

File No.: 7064-2878964 (SNB)
Date: June 02, 2017

THIS SPACE RESERVED FOR RECORD

2017-010247

Klamath County, Oregon

09/11/2017 02:24:00 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Frederica Ann Gunn who acquired title as Frederica Contreras, Grantor, conveys and warrants to **Valda Y. Kinney**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 1 in Block 3 of First Addition to Antelope Meadows, according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Taxes for the fiscal year 2017-2018 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$175,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

File No.: **7064-2878964 (SNB)**

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 8 day of September, 2017.

Frederica Ann Gunn
Frederica Ann Gunn

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 8 day of September, 2017
by **Frederica Ann Gunn**.

Shara Bauman

Notary Public for Oregon
My commission expires: 1-15-18

