

2017-010270

Klamath County, Oregon



00209853201700102700020020

09/12/2017 09:22:48 AM

Fee: \$47.00

**Grantors:**

James K. Sturgeon &  
Harriette Alice Sturgeon, Trustees  
THE MARY E. GOODMILLER TRUST,  
dated 03/27/96  
PO Box 10266  
Yuma, AZ 85366-8266

**Grantees:**

Chapman University  
1 University Dr.  
Orange, CA 92866

**After recording return to:**

Myatt & Bell, P.C.  
10300 SW Greenburg Rd., Ste. 500  
Portland, OR 97223

**Until a change is requested,  
send tax statements to:**

Chapman University  
1 University Dr.  
Orange, CA 92866

**Warranty Deed**

JAMES K. STURGEON and HARRIETTE ALICE STURGEON, Trustees of THE MARY E. GOODMILLER TRUST, dated March 27, 1996, and any amendments there to "Grantors," hereby conveys and warrants all right, title and interest to CHAPMAN UNIVERSITY, "Grantee," the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

Lot 29, Block 43, First Addition to Klamath Forest Estates as recorded in Klamath  
County, Oregon

SUBJECT TO exceptions of record.

The true and actual consideration paid for this conveyance is -0-

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WITNESS the hand of said Grantor on this 25 day of August, 2017.

GRANTORS:

James K. Sturgeon  
JAMES K. STURGEON, TRUSTEE  
Harriette Alice Sturgeon  
HARRIETTE ALICE STURGEON, TRUSTEE

STATE OF Arizona )  
COUNTY OF Yuma ) ss.

The forgoing instrument was acknowledged before me on this 25 day of August, 2017, by JAMES K. STURGEON and HARRIETTE ALICE STURGEON, TRUSTEES OF THE MARY E. GOODMILLER TRUST, dated 03/27/96.

Nancy G. Luna  
Notary Public for County of Yuma  
My commission expires: 11-7-2018

