



THIS SPACE RESERVED FOR R

**2017-010319**  
**Klamath County, Oregon**  
09/12/2017 12:28:00 PM  
Fee: \$47.00

After recording return to:

Cynthia Lynn Wilson

12169 Night Owl Dr.

Bonanza, OR 97623

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

Cynthia Lynn Wilson

12169 Night Owl Dr.

Bonanza, OR 97623

File No. 188257AM

---

**STATUTORY WARRANTY DEED**

**William Moore,**

Grantor(s), hereby convey and warrant to

**Cynthia Lynn Wilson,**

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:

**Lots 35, 36 and 37 in Block 20 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$44,000.00.

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.**

Page 2 Statutory Warranty Deed  
Escrow No. 188257AM

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.

William Moore  
William Moore

State of British Columbia } ss  
County of Nanaimo }

On this 8 day of September, 2017, before me,  
Taylor D.A. Stephen a Notary Public in and for said state, personally appeared William Moore,  
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.

D.A.  
Notary Public for the State of British Columbia  
Residing at: 200-1260 Shoppers Row, Campbell River British Columbia  
Commission Expires: \_\_\_\_\_

**Taylor D.A Stephen**  
**BARRISTER & SOLICITOR**  
Suite 200 – 1260 Shoppers Row  
Campbell River, BC V9W 2C8

