

2017-010815

Klamath County, Oregon

09/25/2017 10:03:00 AM

Fee: \$67.00

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 894416

Grantee(s) Tax-Mailing Address:
5100 AVALON ST, KLAMATH FALLS OR, 97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

GENERAL WARRANTY DEED

Steven Leroy Padget and Glenna Louise Padget, as tenants in common, hereinafter grantors, whose tax-mailing address is **5100 AVALON ST, KLAMATH FALLS OR, 97603**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Steven Leroy Padget, an unmarried man**, hereinafter grantee, whose tax mailing address is **5100 AVALON ST, KLAMATH FALLS OR, 97603**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Official Records Book m94, Page 7590** recorded on **03/11/1994**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on 19 September 2017:

Steven Leroy Padget
Steven Leroy Padget

Glenna Louise Padget

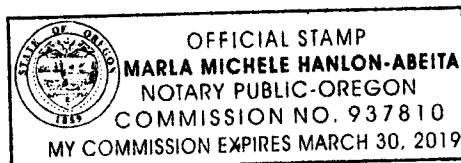
STATE OF OREGON
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on 19 September, 2017 by **Steven Leroy Padget and Glenna Louise Padget** who are personally known to me or have produced Oregon Drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Marla Michele Hanlon-Abeita
Notary Public MARLA MICHELE HANLON-ABEITA

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



Executed by the undersigned on 9-20, 2017:

Glenna Louise Padget

Glenna Louise Padget

STATE OF OREGON
COUNTY OF KLAMATH

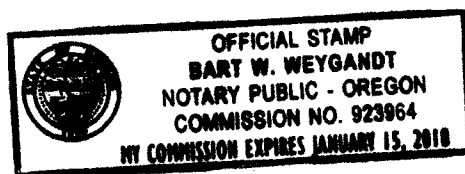
Deschutes

The foregoing instrument was acknowledged before me on 9/20, 2017 by **Steven Leroy Padget** and **Glenna Louise Padget** who are personally known to me or have produced Valid gov. ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**EXHIBIT A
(LEGAL DESCRIPTION)**

LEGAL DESCRIPTION Parcel 1 of Land Partition 5-94 situate in the SW1/4 NW1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PROPERTY ADDRESS 5100 AVALON ST, KLAMATH FALLS OR, 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 5-94 situate in the SW1/4 NW1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.