

RECORDING REQUESTED BY:



1555 E. McAndrews Road Ste 100

2017-011171

Klamath County, Oregon

10/02/2017 04:03:00 PM

Fee: \$47.00

GRANTOR'S NAME:

James C. Marsden and Robin L. Marsden

GRANTEE'S NAME:

Mark Weisenburger and Marilyn Weisenburger

AFTER RECORDING RETURN TO:

Mark Weisenburger and Marilyn Weisenburger
5439 Avalon Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Mark Weisenburger and Marilyn Weisenburger
5439 Avalon Street
Klamath Falls, OR 97603

5439 Avalon Street, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

James C. Marsden and Robin L. Marsden, Grantor, conveys and warrants to Mark Weisenburger and Marilyn Weisenburger, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Klamath, State of Oregon:

****As tenants by the entirety**

The South 99 feet of Tract No. 21, Altamont Small Farms, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within Avalon Street.

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

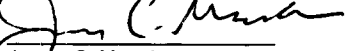
THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS FULFILLMENT OF THAT CERTAIN CONTRACT RECORDED MAY 1, 2012 AS 2012-004531, COUNTY OF KLAMATH, STATE OF OREGON. (See ORS 93.030)

STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

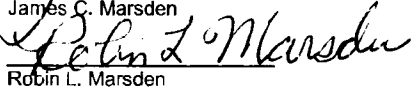
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 28, 2017



James C. Marsden



Robin L. Marsden

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 28, 2017 by James C. Marsden and Robin L. Marsden.



Notary Public - State of Oregon

My Commission Expires: Nov 9 2020

