

RECORDING REQUESTED BY:



744 NE 7th Street  
Grants Pass, OR 97526

**GRANTOR'S NAME:**

Lawrence E. Hand and Toni G. Hand

**GRANTEE'S NAME:**

Donna Chapman and Carl Chapman

**AFTER RECORDING RETURN TO:**

Order No.: 470317054932-HP  
Donna Chapman and Carl Chapman, as tenants by the entirety  
1821 Lancaster Ave  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Donna Chapman and Carl Chapman  
1821 Lancaster Ave  
Klamath Falls, OR 97601

822 Spring Street, Klamath Falls, OR 97601

2017-011294

Klamath County, Oregon

10/05/2017 11:36:00 AM

Fee: \$47.00

**STATUTORY WARRANTY DEED**

Lawrence E. Hand and Toni G. Hand, as tenants by the entirety, Grantor, conveys and warrants to Donna Chapman and Carl Chapman, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 10 and 11, Block 18, SECOND RAILROAD ADDITION to the City of Klamath Falls, 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 ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00). (See ORS 93.030).

**Subject to:**

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record

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.

**STATUTORY WARRANTY DEED**  
(continued)

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

Dated: 9/29/17

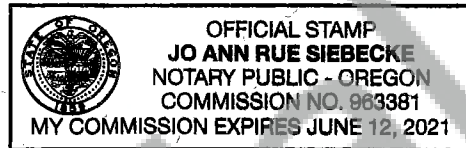
*Lawrence E. Hand*  
Lawrence E. Hand  
*Toni G. Hand*  
Toni G. Hand

State of OREGON  
County of KLAMATH

This instrument was acknowledged before me on Sept 29, 2017 by Lawrence E. Hand and Toni G. Hand.

*Jo Ann Rue Siebecke*  
Notary Public - State of Oregon

My Commission Expires: 6.12.21



Unofficial Copy