



2017-012266
Klamath County, Oregon
10/25/2017 09:44:56 AM
Fee: \$47.00

THIS SPACE RESERVED FOR

After recording return to:

Gary Zimmers

221 Addison Ave W

Twin Falls, ID 83301

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

Gary Zimmers

221 Addison Ave W

Twin Falls, ID 83301

File No. 198153AM

STATUTORY WARRANTY DEED

Ronald C. Julian and Tammy W. Julian, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Gary Zimmers,

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:

Lot 20, Block 43, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3511-013B0-05100-000

The true and actual consideration for this conveyance is **\$3,500.00.**

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:



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 23 day of October, 2017.

Ronald C. Julian
Ronald C. Julian

Tammy W. Julian
Tammy W. Julian

State of Virginia } ss
County of Chesapeake }

On this 23rd day of October, 2017, before me, Rebecca Ashe Conti a Notary Public in and for said state, personally appeared Ronald C. Julian and Tammy W. Julian, 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.

[Signature]
Notary Public for the State of _____

Residing at: 4400 W. Hundred Rd, Chester VA 23831
Commission Expires: 2/29/2020

REBECCA ASHE CONTI
NOTARY PUBLIC 7699109
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 2-29-2020