

AmeriTitle
MTC 1002215M

2017-012299

Klamath County, Oregon

10/25/2017 04:05:00 PM

Fee: \$47.00

Address of Grantor: (Name, Address, Zip)

Nathan S. & Jessica L. Keyes

5248 Amberview Ln.

Klamath Falls, OR 97603

After recording return to Grantee: (Name, Address, Zip)

Tifanie Chavez

5248 Amberview Ln.

Klamath Falls, OR 97603

**Until requested otherwise, send all tax statements to:
(Name, Address, Zip)**

Tifanie Chavez

5248 Amberview Ln.

Klamath Falls, OR 97603

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED
(Individual Grantor)**

NATHAN S. KEYES AND JESSICA L. KEYES, HUSBAND AND WIFE, Grantor, conveys and warrants to

TIFANIE CHAVEZ, AN UNMARRIED WOMAN,

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 37, in Tract 1473, PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

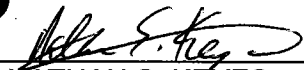
The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 239,900.00

The Tax Account Number of the property is R893343.

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 12 day of September, 2017.



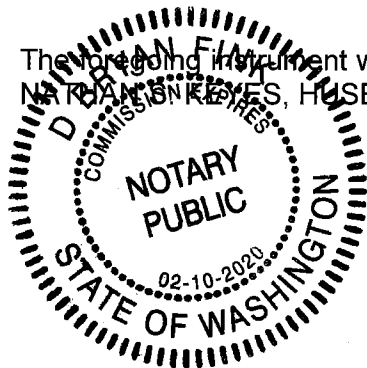
NATHAN S. KEYES



JESSICA L. KEYES

STATE OF Washington }
County of Spokane } SS.

The foregoing instrument was acknowledged before me on this 12th day of September, 2017 by NATHAN S. KEYES, HUSBAND OF JESSICA L. KEYES.

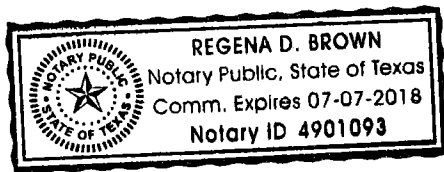


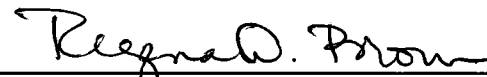


Notary Public in and for the State of Washington
My commission expires: 02-10-2020

STATE OF Texas }
County of Bexar } SS.

The foregoing instrument was acknowledged before me on this 1st day of September, 2017 by JESSICA L. KEYES, WIFE OF NATHAN S. KEYES





Notary Public in and for the State of Texas
My commission expires: 07-07-2018

Prepared under the direction of:
Don G. Carter
McEwen Gisvold LLP
1100 Southwest 6th Ave, Suite 1600
Portland, OR 97204