

2017-012447

Klamath County, Oregon



00212486201700124470020021

10/30/2017 09:02:04 AM

Fee: \$47.00

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO:

Sharon Nolin
P.O. Box 822
Gilchrist, OR 97737

AFTER RECORDING,
RETURN TO:

Ryan E. Gibb
Douglas, Conroyd, Gibb & Pacheco, P.C.
P.O. Box 469
Salem, OR 97308

STATUTORY WARRANTY DEED

CAROL A. ROYSE, **Grantor** conveys and warrants to SHARON NOLIN, **Grantee**, the real property in Klamath County, Oregon described below:

LOT 131, TRACT 1318, GILCHRIST TOWNSITE, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

This property is free from liens and encumbrances, EXCEPT:

1. The 2009-2010 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is \$0.00 and is a gift to a child.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantee at the time Grantor acquired such property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: ^{October} ~~September~~ 11, 2017.

Carol A. Royse
CAROL A. ROYSE

STATE OF OREGON)

) ss.

County of Marion)

On ^{October} ~~September~~ 11, 2017, personally appeared the above named CAROL A. ROYSE and acknowledged the foregoing instrument to be her voluntary act. Before me:



Lynn M Kittelson
Notary Public for Oregon
My Commission Expires: 8/21/2020