



THIS SPACE RESERVED FOR

**2017-012606**  
**Klamath County, Oregon**  
11/01/2017 01:10:50 PM  
Fee: \$52.00

After recording return to:

Bear Valley Construction, LLC, an Oregon Limited  
Company

PO Box 1095

Keno, OR 97627

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

Bear Valley Construction, LLC, an Oregon Limited  
Company

PO Box 1095

Keno, OR 97627

File No. 199672AM

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**STATUTORY WARRANTY DEED**

**Lisa McAfee,**

Grantor(s), hereby convey and warrant to

**Bear Valley Construction, LLC, an Oregon Limited Company,**

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 26, Tract 1472, Ridgewater Subdivision, Phase 1, according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$17,500.00.

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

26 day of October, 2017

  
Lisa McAfee

State of California } ss

County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of October, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Lisa McAfee, 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.

\_\_\_\_\_  
Notary Public for the State of California

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

**\* SEE ATTACHED CALIFORNIA  
ALL PURPOSE ACKNOWLEDGEMENT**

# California All-Purpose Certificate of Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

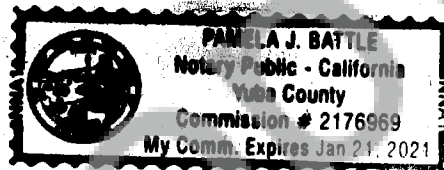
State of CALIFORNIA

County of YUBA

On OCTOBER 26, 2017 before me, PAMELA J. BATTLE, NOTARY PUBLIC, personally appeared LISA MCAFEE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Pamela J. Battle

SEAL

Pamela J. Battle, Notary Public

Commission Expires: January 21, 2021

## Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: OCT. 26, 2017 Number of Pages: 2

Signer(s) Other than Named Above: NONE