



2017-012967
Klamath County, Oregon
11/09/2017 03:45:00 PM
Fee: \$47.00

TITLE NO. 200748AM
ESCROW NO. EU17-3063
TAX ACCT. NO. 165582 & M878707
TAX ACCT. NOMAP/TAX LOT NO. R-2607-001c0-08200-000

GRANTOR

CAROLE ANN DRISCOLL

GRANTEE

MELVIN PAXTON and SANDRA PAXTON
PO BOX 125
CRESCENT LAKE, OR 97733

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

CAROLE A. DRISCOLL, Grantor,

conveys and warrants to

MELVIN PAXTON and SANDRA PAXTON, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 27 in Block 8, Tract 1123, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

Except the following encumbrances: Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$40,000.00.

Dated this 6TH day of November, 2017.

Carole Ann Driscoll
CAROLE ANN DRISCOLL also known as
CAROLE A. DRISCOLL

State of Oregon
County of MULTNOMAH

This instrument was acknowledged before me on November 6th, 2017 by CAROLE A. DRISCOLL.

Justin Bull
(Notary Public for Oregon)
My commission expires 10/9/2021

