



00213312201700131230030032

11/14/2017 08:47:19 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

Lois Holmes  
320 N. 38th St. Springfield, OR 97478

SEND TAX STATEMENTS TO:

Lois Holmes  
320 N. 38th St. Springfield, OR 97478

**STATUTORY WARRANTY DEED**

Richard & Lois Holmes [NAME OF GRANTOR], with an address  
 of 320 N. 38th St. Springfield, OR 97478 [GRANTOR ADDRESS HERE]  
 ("Grantor"), conveys and warrants to Lois Holmes

[NAME OF GRANTEE HERE], whose address is  
320 N. 38th St. Springfield, OR 97478 [GRANTEE ADDRESS HERE],  
 ("Grantee"), the following described real property (the "Property") free of encumbrances, except  
 as specifically set forth herein:

Land in Klamath [COUNTY NAME HERE] County,  
 Oregon, described more particularly as follows: Tax map# 2310-3680-TL6000

Lot 78 in block 1 of TRACT 1060, SUNFOREST ESTATES,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 10.00

This property is free of liens and encumbrances, EXCEPT: (none)

**[LIST EXCEPTIONS]**

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

DATED this 31 day of October, 2017.

Richard Holmes  
Grantor

STATE OF OREGON

COUNTY OF Lane

} ss.

The foregoing instrument was acknowledged before me on this 31 day of October, 2017, by Richard Holmes [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Sarah Vest  
Printed Name: Sarah Vest  
Notary Public in and for the State of Oregon

**EXHIBIT A**  
Property Description

Lot 78 in block 1 of TRACT 1060, Sun Forest  
Estate, according to the official plat  
thereof on file in the office of the  
county clerk of Klamath County, Oregon

Tax Map# 2310-36B0-TL 6000

\* Originally filed in Vol. map pg. 28142  
on date 08/27/1997