



THIS SPACE RESERVED FOR

2017-013151

Klamath County, Oregon

11/14/2017 09:32:25 AM

Fee: \$47.00

After recording return to:

Chris Wampler

2217 Ogden St

Klamath Falls, OR 97603

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

Chris Wampler

2217 Ogden St

Klamath Falls, OR 97603

File No. 199597AM

STATUTORY WARRANTY DEED

Hugh D. Currin and Denise Currin, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Chris Wampler,

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:

All that portion of Tract 1 and 16 of Midland Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Easterly of the right of way of the Dalles-California Highway; and Northwesterly of the right of way of the Central Pacific Railway right of way, excepting portion thereof lying in existing ditches, canals or laterals.

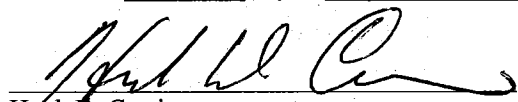
Also excepting therefrom all that portion conveyed to Klamath County by Deed recorded April 5, 1935 in Volume 104 page 429, Deed Records of Klamath County. Also excepting there from all that portion conveyed to the State of Oregon by and through it's Department of Transportation, Highway Division by Warranty Deed recorded February 12, 1992 as Instrument No. M92, page 2951.

The true and actual consideration for this conveyance is **\$92,000.00.**

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 13 day of Nov., 2017.



Hugh D. Currin


Denise Currin

State of OR } ss
County of Klamath

On this 13th day of Nov, 2017, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Hugh D. Currin and Denise Currin, 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 OR
Residing at: Klamath Co
Commission Expires: 8-30-21

