



2017-013222

Klamath County, Oregon

11/15/2017 12:41:26 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RE

After recording return to:

John Phethean and Patricia Phethean and Anddrea K.

Postma

~~2555 Wantland Avenue~~ 4998 Pedro Hill Rd  
~~Klamath Falls, OR 97601~~ Pilot Hill, CA 95664

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

John Phethean and Patricia Phethean and Anddrea K.

Postma

~~2555 Wantland Avenue~~ 4998 Pedro Hill Rd  
~~Klamath Falls, OR 97601~~ Pilot Hill, CA 95664  
File No. 198443AM

### STATUTORY WARRANTY DEED

**Valorie Silva,**

Grantor(s), hereby convey and warrant to

**John Phethean and Patricia Phethean, as Tenants by the Entirety and Anddrea K. Postma, but with Rights of Survivorship,**

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 28 in Block 301 of Darrow Addition to the City of Klamath Falls, 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 **\$89,000.00**.

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

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 15 day of November, 2017.

Valorie Silva  
Valorie Silva

State of Oregon } ss  
County of Clatsop }

On this 15 day of November, 2017, before me, Lisa Legget-Weatherby,  
Notary Public in and for said state, personally appeared Valorie Silva, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon

Residing at: Hammond

Commission Expires: 10/19/19

