

2017-013769

Klamath County, Oregon



00214113201700137690020024

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

12/01/2017 11:33:19 AM

Fee: \$47.00

WHEN RECORDED, RETURN TO :

Pauletta Welker  
P. O. Box 1726  
Vashon, Washington 98070

*Send tax statement to*

**WARRANTY DEED**

THE GRANTOR(S),

Albert Chancellor 8855 Lower River Road, Grants Pass, Oregon 97526

Janet Chancellor 8855 Lower River Road, Grants Pass, Oregon 97526

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

-Pauletta Welker, P.O. Box 1726, Vashon, Washington 98070

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description):

SE 1/4 of the SE 1/4 of Section 6, Township 39, Range 9 E.W.M. and the NE 1/4 of the NE 1/4 of Section 7, Township 39, Range 9, E.W.M.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R-3909-00600-01200-000 and R-3909-00700-00100-000

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. 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.

**Grantor Signatures:**

DATED: November 13, 2017

Albert Chancellor

Albert Chancellor

Janet Chancellor

Janet Chancellor

STATE OF OREGON, COUNTY OF JOSEPHINE, ss:

On this 13<sup>th</sup> day of November, 2017, before me personally appeared Albert and Janet Chancellor, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Heather Wonsyld

Notary Public

Signature of person taking acknowledgement

Heather Wonsyld, Notary

Title (and rank)

My commission expires NOV. 11, 2018

Notary Address:

751 SE 7<sup>th</sup> St.  
Grants Pass, OR 97526