

2017-013620

Klamath County, Oregon

11/28/2017 01:42:02 PM

Fee: \$47.00

2017-014136

Klamath County, Oregon

12/12/2017 02:54:01 PM

Fee: \$52.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lyndsey Pearce and Lee Felder

32525 Transformer Road

Malin, OR 97632

This document is being re-recorded at the request of AmeriTitle to add vesting to the Grantee as previously recorded in 2017-013620

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

Lyndsey Pearce and Lee Felder

32525 Transformer Road

Malin, OR 97632

File No. 196633AM

#### STATUTORY WARRANTY DEED

Joshua A. Bryant,

Grantor(s), hereby convey and warrant to

Lyndsey Pearce and Lee Felder, not as tenants in common 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:

The S1/2 of the SW1/4 of the NE1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Except that portion thereof in Transformer Road.

The true and actual consideration for this conveyance is \$343,000.00.

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:

RECORDED ELECTRONICALLY	
ID <u>2017-013620</u>	County <u>Klamath</u>
Date <u>11/28/17</u>	Time <u>01:42:02</u>
eSplatfile www.esplatfile.com 800.460.5657	



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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.

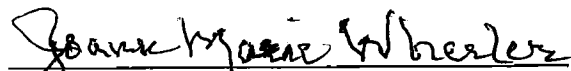
Dated this 27 day of Nov, 2017.

  
Joshua A. Bryant

State of Oregon } ss  
County of ~~Klamath~~ } Deschutes 

On this 27 day of November, 2017, before me, Joann Marie Wheeler a Notary Public in and for said state, personally appeared Joshua A Bryant, 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 Oregon  
Residing at: Redmond, OR  
Commission Expires: Feb 1, 2020

