

After recording return to: (Name, Address, Zip)

Tianna Hyde
1133 Kane St., Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Kenneth Donneal Hyde
OR

GRANTEE:

Tianna Hyde
2627 NW Overlook Dr, Apt 1018, Hillsboro, OR 97124

ORDER NO: 01049-30564

AmeriTitle

UTC 203265 AM

2018-000276

Klamath County, Oregon

01/08/2018 11:04:01 AM

Fee: \$47.00

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

Kenneth Donneal Hyde, Grantor, conveys and warrants to Tianna Hyde, a single woman, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

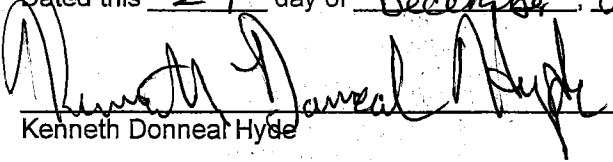
Lot 47 of Fair Acres Sub-Division Number 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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.

The true and actual consideration for this conveyance is \$75,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 29 day of December, 2017


Kenneth Donneal Hyde

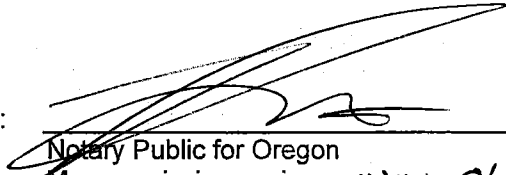
State of Oregon

ss.

County of Klamath

The foregoing instrument was acknowledged before me this 29 day of December, 2017 by Kenneth Donneal Hyde.

Before me:


Notary Public for Oregon

My commission expires: Nov 06, 2020

