



After recording return to:
Daniel J. Leavitt
1458 N. 66th Street
Springfield, OR 97478

Until a change is requested all tax
statements shall be sent to the
following address:
Daniel J. Leavitt
1458 N. 66th Street
Springfield, OR 97478

File No.: 7191-2997975 (SW)
Date: January 25, 2018

THIS SPACE RESERVED FOR RECORD

2018-001084

Klamath County, Oregon

01/29/2018 02:55:01 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Jason L. Reed, Grantor, conveys and warrants to **Daniel J. Leavitt**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

as fully described in attached Exhibit "A"

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Deed of Trust of record in favor of Northwest Community Credit Union recorded July 21, 2017 as instrument no. 2017-008164, which grantee herein assumes and agrees to pay.

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

APN:

Statutory Warranty Deed
- continued

File No.: **7191-2997975 (SW)**

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 26 day of Jan, 2018


Jason L. Reed

STATE OF Oregon ss.
County of Klamath lane

This instrument was acknowledged before me on this 26 day of Jan, 2018
by **Jason L. Reed**.



Notary Public for Oregon
My commission expires:

7/17/18



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9, Block 5, Tract 1119 Leisure Woods - Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.