

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



After recording return to:
Nicholas R. Bozarth
136619 Main Street
Crescent, OR 97733

Until a change is requested all tax
statements shall be sent to the
following address:
Nicholas R. Bozarth
136619 Main Street
Crescent, OR 97733

File No.: 7061-2989364 (HH)
Date: January 02, 2018
213324AM

THIS SPACE RESERVED FOR RECORD

2018-001386

Klamath County, Oregon

02/02/2018 02:33:01 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Matthew Burgess as to Lots 15 and 16; Matthew Anderson Burgess as to Lots 17-21, Grantor, conveys and warrants to **Nicholas R. Bozarth and Jazmin V. Weygandt as tenants by the entirety**, 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:

Lots 15-21 in Block 40, Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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.

The true consideration for this conveyance is **\$89,000.00**. (Here comply with requirements of ORS 93.030)

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 31 day of January, 2018.

MB
Matthew Burgess

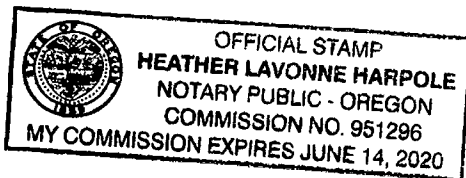
MAAB
Matthew Anderson Burgess

STATE OF Oregon)

)ss.

County of Deschutes)

This instrument was acknowledged before me on this 31 day of Jan, 2018
by **Matthew Burgess as to Lots 15 and 16; Matthew Anderson Burgess as to Lots 17-21.**



[Signature]
Notary Public for Oregon

My commission expires: June 14, 2020