

2018-002019

Klamath County, Oregon



00217725201800020190010012

AFTER RECORDING, RETURN TO:

Samuel David Law
1 SW Columbia St., Ste. 1800
Portland, OR 97258

02/21/2018 10:08:16 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:

Kevin Werts
12017 Beechwood Drive
La Pine, OR 97739

STATUTORY WARRANTY DEED (ORS 93.850)

DANI MICHELLE DEVEREAUX, f/k/a DANI MICHELLE WERTS, with an address of 14013 NE 5th Circle, Vancouver, WA 98684 ("Grantor"), conveys and warrants to KEVIN GERARD WERTS, whose address is 12017 Beechwood Drive, La Pine, Oregon 97739, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as Lot 12 Block 9 of Sun Forest Estates Tract 1060.

The property is commonly known as 12017 Beechwood Drive, La Pine, Oregon 97739.

The property is free of encumbrances, except: CC&Rs, easements, and rights of way of record.

The true consideration for this conveyance is \$121,500.00 as pursuant to a Stipulated General Judgment of Dissolution of Marriage entered into the Klamath County Circuit Court, Oregon, Case Number 17DR07911.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 1 day of February 2018.

Grantor

By: Dani Michelle Devereaux
DANI MICHELLE DEVEREAUX
f/k/a DANI MICHELLE WERTS

STATE OF OREGON
COUNTY OF Multnomah } ss.

The foregoing instrument was acknowledged before me on this 1st day of February 2018, by DANI MICHELLE DEVEREAUX, f/k/a DANI MICHELLE WERTS, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Printed Name: David Gallegos

Notary Public in and for the State of Oregon