

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2018-002305

Klamath County, Oregon



00218081201800023050020028

02/28/2018 02:41:05 PM

Fee: \$47.00

Michael Stratton

P.O. Box 621

Chiloquin, OR 97624

Grantor's Name and Address

Karen D. Stratton

Same as above

Box 621 Chiloquin OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise, send all tax statements to (Name and Address):

Michael & Karen Stratton

P.O. Box 621

Chiloquin, OR 97624

WARRANTY DEED - TENANTS BY ENTIRETY

Michael Stratton

("grantor"), for the consideration stated below, paid to grantor by

Michael & Karen Stratton, husband & wife

spouses married to each other, ("grantees"), does hereby grant, bargain, sell and convey to grantees, as tenants by the entirety, the heirs of the survivor and their assigns, all of that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, State of Oregon, described as follows (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

SEE EXHIBIT A WHICH IS MADE A PART HERE OF BY THIS REFERENCE

To Have and to Hold the same to grantees, as tenants by the entirety, and the survivor's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

The true and actual consideration paid by grantees to grantor for this transfer is (check one or both; see ORS 93.030):

☐ \$ 0 love;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 2-6-18; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

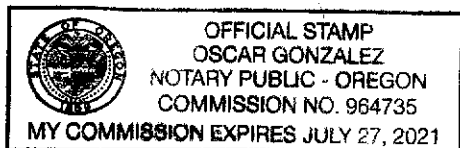
This record was acknowledged before me on Feb 6th 2018
by Michael Lee Stratton

This record was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires

7-27-21

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 11 and 12, Block 13, CHILOQUIN DRIVE ADDITION to the City of Chiloquin, TOGETHER WITH that portion of Elm Street, vacated lying South of and adjacent to said Lots 11 and 12, EXCEPTING THEREFROM the North 35 feet of said Lots, conveyed to the City of Chiloquin, in Deed recorded July 26, 1963 in Book 347, page 3, in the County of Klamath, State of Oregon.

Tax Account No: 3507-003AD-02900-000

Key No: 223172