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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2018-002462

Klamath County, Oregon



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was

d in

03/06/2018 10:28:52 AM

Fee: \$42.00

SPACE RESERVED

and/or as tee/tire/instrument/microfilm/reception

FOR

No. _____, Records of this County.

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

MICHAEL DAWSON
5380 OLD BULLARD RD #600-247
TYLER, TX 75703

Grantor's Name and Address

STEVEN AND CYNTHIA SHULAR
PO BOX 773
NEPPNER, OR 97836

Grantee's Name and Address

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

STEVEN AND CYNTHIA SHULAR
PO BOX 773
NEPPNER, OR 97836

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

STEVEN AND CYNTHIA SHULAR
PO BOX 773
NEPPNER, OR 97836

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MICHAEL DAWSON THE UNDERSIGNED

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

STEVEN AND CYNTHIA SHULAR

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 6 Block 18 Tract No 1027, MT. Scott MEADOWS

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

THOSE OF RECORD

_____, 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 above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,700.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

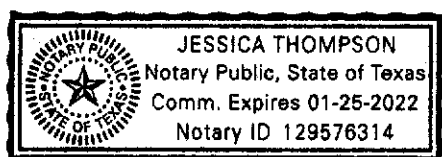
In witness whereof, the grantor has executed this instrument on 3/1/18; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF TEXAS
COUNTY OF SMITH

by MICHAEL DAWSON

This instrument was acknowledged before me on MARCH 1, 2018



Notary Public for Oregon

My commission expires

09.25.2022