

After recording return to:
 Danny Coldiron
 385 Figueroa, Street
 Eugene, OR 97402

Until a change is requested
 All tax statements will be
 Sent to the following address:

Danny Coldiron
 385 Figueroa, Street
 Eugene, OR 97402

2018-002747

Klamath County, Oregon



00218609201800027470010017

03/13/2018 10:53:04 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Keith Michael Thompson and David Robert Thompson and Elizabeth Jane Thompson not as Tenants in Common but with full rights of survivorship, Grantor, conveys and warrants to **Danny Coldiron or John Coldiron**, 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:

Lot 5, Block 12, of the 2nd Addition to Nimrod River Park, as recorded in Klamath County, Oregon.

1. This property is free from liens and encumbrances, EXCEPT:
 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.

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

The true consideration for this conveyance is **\$14,400.00** (here comply with requirements of ORS 93.030)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California
 County of Los Angeles

On MARCH 9, 2018 before me, Andrea Lopez, Notary Public

Personally appeared

Keith Michael Thompson
 Keith Michael Thompson

David Robert Thompson
 David Robert Thompson

Elizabeth Jane Thompson
 Elizabeth Jane Thompson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrea Lopez
 Signature of notary public

