



2018-002848  
Klamath County, Oregon  
03/15/2018 12:05:01 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James B. Elam and Vicki D. Elam  
1340 Wilford Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:

James B. Elam and Vicki D. Elam  
1340 Wilford Avenue  
Klamath Falls, OR 97601  
File No. 218778AM

---

### STATUTORY WARRANTY DEED

**William R. Diekmann and Susan M. Diekmann, as Tenants by the Entirety  
and Melanie B. Diekmann, not as Tenants in Common but with Rights of Survivorship,**

Grantor(s), hereby convey and warrant to

**James B. Elam and Vicki D. Elam, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**The South 17 1/2 feet of the East 50 feet of Lot 2, and the North 40 feet of the East 50 feet of Lot 3, Block 1,  
FAIRVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$114,900.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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 14 day of March, 2018.

William R. Diekmann  
William R. Diekmann

Susan M. Diekmann  
Susan M. Diekmann

Melanie B. Diekmann  
Melanie B. Diekmann

State of Oregon; ss  
County of Klamath

On this 14<sup>th</sup> day of March, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared William R. Diekmann, Susan M. Diekmann and Melanie B. Diekmann, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12/31/2018

