

2018-002939

Klamath County, Oregon



00218844201800029390030039

03/19/2018 09:55:23 AM

Fee: \$52.00

After recording, return to:

Bruce and Patrice Anderson  
P.O. Box 5963  
Bend, OR 97708

Until a change is requested,  
all tax statements should be sent to:

Bruce and Patrice Anderson  
P.O. Box 5963  
Bend, OR 97708

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Thomas P. Laffey and Elena M. Laffey, Husband and Wife  
2506 Quail Roost Road  
Middleburg, FL 32068

for the true and actual consideration of \$900  
Nine hundred dollars

CONVEYS AND WARRANTS to the grantee,

Bruce and Patrice Anderson, a married couple, as tenants by entirety  
P.O. Box 5963  
Bend, OR 97708

the following described real property, free of encumbrances, except as specifically set forth  
herein:

Lot 16, Block 5, BLEY-WAS HEIGHTS FIRST ADDITION, in the County of Klamath, State  
of Oregon.

CODE 58 MAP 3714-3DA TL 200

Parcel ID: R406992

And commonly known as: Map/Taxlot: R-3714-003DA-00200-000

Source of Title:

Being the same property conveyed by warranty deed from Golden Eagle Investments, L.L.C., to Thomas P. Laffey and Elena M. Laffey, Husband and Wife, recorded December 23, 1997, in Vol. M97 of Deeds on Page 41625 in the records of the Klamath County Clerk, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2018 and thereafter.

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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 7 day of MARCH, 2018, in the presence of:

Thomas P Laffey  
Signature  
THOMAS P LAFFEY  
Print name  
GRANTOR  
Capacity

Elena M Laffey  
Signature  
ELANA M LAFFEY  
Print name  
GRANTOR  
ELANA M LAFFEY  
Capacity

Signature  
  
Print name  
  
Capacity

Signature  
  
Print name  
  
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF FLORIDA

COUNTY OF CLAY

On this 7 day of MARCH 2018, before me, Notary Public in and for said state, personally appeared THOMAS P LAFFEY, ELANA M LAFFEY

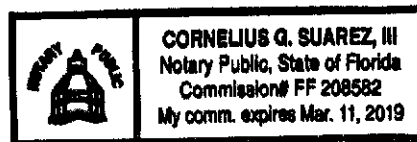
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me ✓ freely executed the same.

Signature: Cornelius G. Suarez III

Print Name: CORNELIUS G. SUAREZ III

Title: Notary

My commission expires: 11 MAR 2018



[NOTARY SEAL]