

WFG Title 18-146433 10

File No.: 18-146433

2018-002955
Klamath County, Oregon
03/19/2018 01:21:01 PM
Fee: \$62.00

Grantor
Charles E. DeFoe Judith A. McGee DeFoe
Grantee
D. Linette Dobbins
After recording return to
D. Linette Dobbins 12455 SW 68 th Ave. Portland, OR 97223
Until requested, all tax statements shall be sent to
D. Linette Dobbins 12455 SW 68 th Ave. Portland, OR 97223
Tax Acct No(s): R145499

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Charles E. DeFoe and Judith A. McGee DeFoe, not as Tenants in Common but with Rights of Survivorship, Grantor(s) convey and warrant to D. Linette Dobbins, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$299,900.00**. (Here comply with requirements of ORS 93.030)

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.

Return to Amerititle 2/17/5/16 PM

Executed this 19th day of March, 2018

Charles E DeFoe def
Judith A McGee DeFoe, his attorney in fact

Charles E. DeFoe

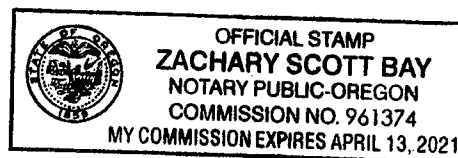
Judith A McGee DeFoe
Judith A. McGee DeFoe

STATE OF OREGON

COUNTY OF Clatsop

This instrument was acknowledged before me this 19 day of March, 2018 by ~~Charles E. DeFoe and~~ ²¹³
Judith A. McGee DeFoe.

[Signature]
Notary Public for Oregon
My Commission Expires: 4-13-2021



STATE OF OREGON
COUNTY OF CLACKAMAS

On this 19th day of March, 2018 before me personally appeared Judith A. McGee DeFoe to be the person whose name is subscribed to the within instrument as the attorney in fact of: Charles E. DeFoe and acknowledged that she subscribed the name of Charles E. DeFoe thereto as principal, and her own name as attorney in fact.



Notary Public for State of OR
My Commission Expires: 4-13-2021

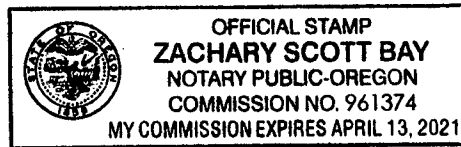


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 1 of First Addition Cres-Del Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT "B"
Exceptions

- . Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
 - . Restrictions as shown on the official plat of said land.
 - . Utility Easement as shown on the official plat of said land.
 - . The provisions contained in Warranty Deed,
Recorded: November 16, 1982,
Volumes: M82, page 15231.
 - . An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc, a cooperative corporation
Recorded: May 3, 2001
Volume: M01, page 20282
- Easement Amendment, subject to the terms and provisions thereof,
Recorded: August 8, 2005
Volume: M05, page 61348