



2018-004515

Klamath County, Oregon

04/13/2018 02:24:01 PM

Fee: \$47.00

TITLE NO. 0306808
ESCROW NO. EU18-0732
TAX ACCT. NO. R164538
MAP/TAX LOT NO. R-2607-001B0-05000-000

GRANTOR

STEVEN HOLDEN

GRANTEE

CHRISTOPHER WILLIAM DAVIS, DEBRA SUZANN DAVIS, LEVI JUSTICE DAVIS and SHELBY LOUISE DAVIS
35893 BAIN LANE
CRESWELL, OR 97426

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

STEVEN HOLDEN, Grantor,

conveys and warrants to

CHRISTOPHER WILLIAM DAVIS, DEBRA SUZANN DAVIS, LEVI JUSTICE DAVIS and SHELBY LOUISE DAVIS, **NOT AS TENANTS IN COMMON, BUT WITH THE RIGHT OF SURVIVORSHIP**, Grantee

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

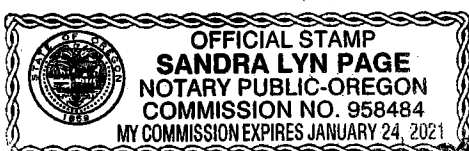
The true consideration for this conveyance is \$28,000.00.

Dated this 10 day of April, 2018

STEVEN HOLDEN

State of Oregon
County of Lane

This instrument was acknowledged before me on 4/10, 2018 by STEVEN HOLDEN.



(Notary Public for Oregon)
My commission expires 1-24-21

EXHIBIT "A"

Lot 22 in Block 15 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.