

Amc 2:24 PM
RECORDING REQUESTED BY:

AmeriTitle
300 Klamath Ave
Klamath Falls, OR 97601

2018-004520

Klamath County, Oregon

04/13/2018 02:51:01 PM

Fee: \$47.00

GRANTEE'S NAME:

Harry Thomas Wristen and Joanne Elizabeth Wristen

AFTER RECORDING RETURN TO:

Order No.: WT0154244-CAM

Harry Thomas Wristen and Joanne Elizabeth Wristen
146613 Wild Cougar Lane
Gilchrist, OR 97737

SEND TAX STATEMENTS TO:

Harry Thomas Wristen and Joanne Elizabeth Wristen
146613 Wild Cougar Lane
Gilchrist, OR 97737

APN: R134394

Map: R-2309-025A0-04300-000

146613 Wild Cougar Lane, Gilchrist, OR 97737

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lynn J. Dusseau, Grantor, conveys and warrants to **Harry Thomas Wristen and Joanne Elizabeth Wristen, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 2 in Block 2 of JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (**\$179,900.00**). (See 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/12/18

Lynn J. Dusseau
Lynn J. Dusseau

State of OREGON

County of Deschutes

This instrument was acknowledged before me on 4/12/18 - by Lynn J. Dusseau.

Judy G. Murphy
Notary Public - State of Oregon

My Commission Expires: 3-29-2021

