



MTG 224257 AM

RECORDING REQUESTED BY:

Western Title & Escrow

360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0153999-TM
Rodney Collins and Maryanne Collins
13537 434th Ave SE
North Bend, WA 98045

SEND TAX STATEMENTS TO:

Rodney Collins and Maryanne Collins
13537 434th Ave SE
North Bend, WA 98045

APN: R128043
Map: R-2309-001A0-05500-000

2018-004769
Klamath County, Oregon
04/20/2018 09:48:01 AM
Fee: \$47.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard C. Sift and Ella L. Sift, Grantor, conveys and warrants to **Rodney Collins and Maryanne Collins**, 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:

Lot 15, Block 3, Wagon Trail Acreages No. One, First Addition, 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 SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$65,000.00**). (See ORS 93.030).

Subject to:

free and clear of encumbrances except all those items of record, if any, as of the date of this deed, including any real property taxes, but not yet payable

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.

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STATUTORY WARRANTY DEED

(continued)

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

Dated: 4-17-18

Richard C. Sift
Richard C. Sift

Ella L. Sift
Ella L. Sift

State of California
County of SACRAMENTO

This instrument was acknowledged before me on April 17, 2018 by Richard C. Sift and Ella L. Sift.

[Signature]
Notary Public - State of California

My Commission Expires: MAY 30, 2019



UNOFFICIAL
COPY