



THIS SPACE RESERVED FOR

**2018-005309**  
Klamath County, Oregon  
04/30/2018 01:50:01 PM  
Fee: \$47.00

After recording return to:

Justin Davidson  
403 Sunrise Street  
Midland, OR 97634

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

Justin Davidson  
403 Sunrise Street  
Midland, OR 97634  
File No. 223019AM

### STATUTORY WARRANTY DEED

**Charlotte R. Del Prino,**

Grantor(s), hereby convey and warrant to

**Justin Davidson,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**The East 6 feet of Lot 10, all of Lots 11, 12, and 13 and the West 13 feet of Lot 14 in Block 36, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of vacated Main Street which inures thereto, vacated by Order to Vacate recorded February 11, 1981 in Volume M81 at Page 2111, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$210,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 30 day of April, 2018.

Charlotte R. Del Prino  
Charlotte R. Del Prino

State of Oregon } ss  
County of Klamath }

On this 30 day of April, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Charlotte R. Del Prino, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rosio V. Hernandez  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: Nov 06, 2020

