

Grantor Name and Address
HARLAN MARTIN
P.O. BOX 3345
Central Point, OR 97502
Grantee Name and Address
FRANK EDGAR McNEELY JR.
P.O. Box 1159
Cave Junction, OR 97523
After recording, return to (Name and Address):
* Returned at Counter
*
* Frank Edgar Mcneely JR
*
Send all tax statement to (Name and Address):
FRANK EDGAR McNEELY JR.
P.O. Box 1159
Cave Junction, OR 97523

2018-005311

Klamath County, Oregon



00221548201800053110010017

04/30/2018 02:01:10 PM

Fee: \$42.00

WARRANTY DEED - STATUTORY FORM

HARLAN MARTIN, Grantor, conveys and warrants to, FRANK EDGAR MCNEELY JR. Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

Lot 170, Block 31, Fourth addition to Nimrod River Park.

For information purposes only, the physical address, map/tax acct#(s) may be referenced here:

This property is free from encumbrances except (if none, so state): None

The true consideration for this conveyance is \$5,000.00. (See requirements of ORS 93.030)

DATED April 30, 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

Harlan Martin

HARLAN MARTIN

State of Oregon

County of Jackson

This instrument was acknowledged before me on (date) April 30, 2018 by Harlan Martin.

This instrument was acknowledged before me on (date) _____ by _____
as _____
of _____



Evette J. Ross
Notary Public for Oregon
My commission Expires 02/16/2021

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

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