



AmeriTitle
MTC 233325 AM

2018-005703
Klamath County, Oregon
05/08/2018 12:45:01 PM
Fee: \$42.00

TITLE NO. 233325 AM
ESCROW NO. EU18-1025
TAX ACCT. NO. R892135
MAP/TAX LOT NO. R-2407-007D0-10400-000

GRANTOR

ALLEN E. BELCHER and PAULA M. BELCHER

GRANTEE

JON S. DITGEN
2466 NW MICHELLE DRIVE
CORVALLIS, OR 97330

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

ALLEN E. BELCHER and PAULA M. BELCHER, Grantor,

conveys and warrants to

JON S. DITGEN, Grantee,

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

Lot 7 DIAMOND MEADOWS - TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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, Easements and Rights of Way of record, if any.

The true consideration for this conveyance is \$53,500.00.

Dated this 3 day of May, 2018.

Allen E. Belcher
ALLEN E. BELCHER

Paula M. Belcher
PAULA M. BELCHER

State of Oregon
County of Lane

This instrument was acknowledged before me on May 3, 2018 by ALLEN E. BELCHER and PAULA M. BELCHER.

[Signature]
(Notary Public for Oregon)
My commission expires 2/22/20

