

2018-005753**Klamath County, Oregon**

05/09/2018 03:48:01 PM

Fee: \$47.00

WTC13910-11980

After recording return to:

Roshelle D. Munson

1869 Leroy Street

Klamath Falls, OR 97601

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

Roshelle D. Munson

1869 Leroy Street

Klamath Falls, OR 97601

STATUTORY WARRANTY DEED**Roshelle D. Munson**

Grantor(s), hereby convey and warrant to

Roshelle D. Munson and Darlene M. Munson, not as Tenants in Common, but with Rights of SurvivorshipGrantee(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 Easterly 37 1/2 feet of Lot 24 in Block 32 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, fronting 37 1/2 feet on LeRoy Street and being 140 feet deep; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$**Vesting**.

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:

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein

47 AMT

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.

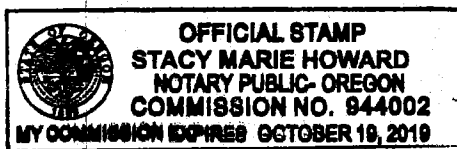
Dated this 9th day of May, 2018.

Roshelle Munson

Roshelle D. Munson

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 9th, 2018 by Roshelle D. Munson



Stacy Marie Howard

(Notary Public for Oregon)

My commission expires 10-19-19