


RECORDING REQUESTED BY:


Western Title & Escrow

360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0155409-TB
Eimaan Khan
22929 River Crest Drive
Sprague River, OR 97639

SEND TAX STATEMENTS TO:

Eimaan Khan
22929 River Crest Drive
Sprague River, OR 97639

APN: R327391
R327373
R327364
Map: R3610-010D0-01300
R3610-010D0-01500
R3610-010D0-01600

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James E Vaughan and Dianne L Canfield, Grantor, conveys and warrants to Eimaan Khan, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00). (See ORS 93.030).

Subject to:

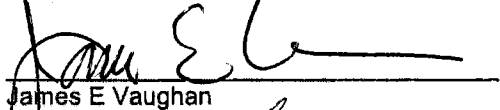
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED
(continued)

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


Dated: 5-9-18


James E. Vaughan


Dianne L. Canfield

State of MONTANA
County of SANDERS

This instrument was acknowledged before me on 5-9-18 by Jams E. Vaughan and Dianne L. Canfield.


Notary Public - State of ~~Oregon~~ MONTANA
NSC

My Commission Expires: 1-16-2022

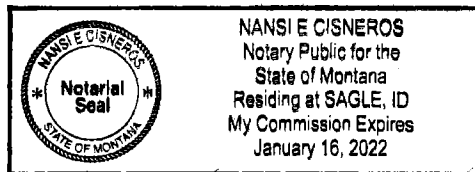
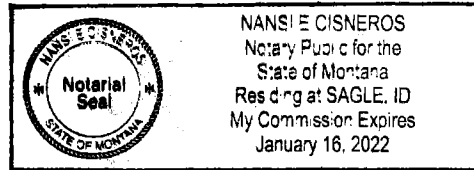


EXHIBIT "A"
Legal Description

Lots 7, 8, 9, 10 and 11, 12 and 13, Block I, SPRAGUE RIVER VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.