



After recording return to:
Christopher Seiffert and Breanne
Seiffert
72740 London Road
Cottage Grove, OR 97424

Until a change is requested all tax
statements shall be sent to the
following address:
Christopher Seiffert and Breanne
Seiffert
72740 London Road
Cottage Grove, OR 97424

File No.: 7192-2965007 (JLS)
Date: May 02, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

2018-005958

Klamath County, Oregon

05/15/2018 12:08:01 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Joseph L Carson, Grantor, conveys and warrants to **Christopher Seiffert and Breanne Seiffert, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A"

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$23,500.00**. (Here comply with requirements of ORS 93.030)

APN: R162512

Statutory Warranty Deed
- continued

File No.: 7192-2965007 (JLS)

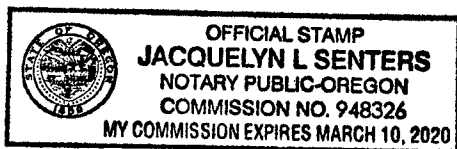
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 11th day of May, 2018.

Joseph L Carson
Joseph L Carson

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 11th day of May, 2018
by **Joseph L Carson**.



Jacquelyn L Senters
Notary Public for Oregon
My commission expires: 03/10/2020

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 10, Block 10, Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.