

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

12809 SE 93rd Avenue  
Clackamas, OR 97015

**GRANTOR'S NAME:**

M & T Bank

**GRANTEE'S NAME:**

Lorene Andrews

**AFTER RECORDING RETURN TO:**

Order No.: 45141808910-RR

Lorene Andrews  
4441 Cregan Ave.  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Lorene Andrews  
4441 Cregan Ave.  
Klamath Falls, OR 97601

APN: R873035

R875190

4441 Cregan Ave., Klamath Falls, OR 97601

**2018-006414**

Klamath County, Oregon

05/25/2018 11:00:00 AM

Fee: \$47.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

M & T Bank, Grantor, conveys and warrants to Eric Andrews and Lorene Andrews, as tenants by the entirety, 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:

Lots 189, 190 and 191 of Cregan Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Subject to:**

Restriction as shown on the official plat of said land.

Building Setback Lines as shown on the official plat of said land.

Public Utilities as shown on the official plat of said land.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00). (See ORS 93.030).

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.

Fidelity National Title of Oregon 237299 AM / 45141808910-07

# STATUTORY WARRANTY DEED

(continued)

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

Dated May 24, 2018; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

M & T Bank

BY: *Eric Taylor*

State of New York

County of Erie

This instrument was acknowledged before me on May 24<sup>th</sup>, 2018 by Eric Taylor as Banking Officer of M&T Bank.

*Marnie J Guck*  
Notary Public - State of Oregon

My Commission Expires: 4/14/19

