



THIS SPACE RESERVED FOR

2018-006819

Klamath County, Oregon

06/05/2018 11:52:01 AM

Fee: \$87.00

After recording return to:

Shiana Butler

1724 Homedale Road

Klamath Falls, OR 97603

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

Shiana Butler

1724 Homedale Road

Klamath Falls, OR 97603

File No. 231598AM

STATUTORY WARRANTY DEED

Mario Marsh and Erlyn Marsh, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Shiana Butler,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Tract 92 and a portion of Tract 93 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, that portion of Tract 93 described as follows:

Beginning at the SE corner of said Tract 93, the North along the East boundary line of said Tract 93 a distance of 15 feet to a point; thence West and parallel to the South line of said Tract a distance of 91 feet to a point; thence South and parallel to the East line of said Tract a distance of 15 feet to the South line of said Tract; thence East along said South line a distance of 91 feet to the point of beginning.

The true and actual consideration for this conveyance is \$141,900.00.

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:

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 25 day of May, 2018.

Mario Marsh
Mario Marsh

Erllyn Marsh
Erllyn Marsh

State of Oregon } ss

County of Josephine }

On this 25 day of May, 2018, before me, Deniene M. Romero a Notary Public in and for said state, personally appeared Mario Marsh and Erllyn Marsh, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deniene M. Romero
Notary Public for the State of Oregon
Residing at: Hedford
Commission Expires: March 12, 2022

