

**2018-007188**

**Klamath County, Oregon**

**06/14/2018 10:37:00 AM**

**Fee: \$87.00**



After Recording Return to:  
**David Owen Traynor**  
**9242 Wagner Creek Road**  
**Talent, OR 97540**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

**File No. DE4876**

*236396 Am*

**STATUTORY WARRANTY DEED**

**Virgil Sides,**

herein called grantor, convey(s) and warrant(s) to

**David Owen Traynor,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described  
as:

**Lot 5, Block 8 of Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.**

**(Map R-2310-036D0-04100-000, Account #R141484)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and  
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property  
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully  
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$20,000.00.**

**Return To:**  
**Deschutes County**  
**Title Company**

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, AND 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: 6/12/18

Virgil Sides  
Virgil Sides

STATE OF Washington, County of King ) ss.

On 6/12/2018, personally appeared the above named **Virgil Sides** and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me: Nicholas M. Ellis N. M. Ellis  
Notary Public for ~~Oregon~~ Washington  
My commission expires: 11/04/2019

Official Seal

