



2018-007775

Klamath County, Oregon

06/28/2018 12:45:00 PM

Fee: \$87.00

TITLE NO. 243588AM  
ESCROW NO. EU18-1534  
TAX ACCT. NO. K-03362  
MAP/TAX LOT NO. R-2607-001A0-01800-000

**GRANTOR**

TERESA M. STRAUB

**GRANTEE**

MEGAN BURRELL  
3315 AMBLESIDE DR.  
SPRINGFIELD, OR 97477

Until a change is requested  
all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

**TERESA M. STRAUB, Grantor,**

conveys and warrants to

**MEGAN BURRELL, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 in Block 8 of Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:  
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$70,000.00.

AmeriTitle 243588

Dated this 20th day of June, 2018.

*Teresa Straub*  
TERESA M. STRAUB

State of Oregon  
County of Klamath

This instrument was acknowledged before me on June 20th, 2018 by TERESA M. STRAUB.

*Tara*

(Notary Public for Oregon)

My commission expires 4/25/22

