

2018-007818

Klamath County, Oregon



00224626201800078180020025

06/29/2018 09:48:28 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Anthony L. Prater

SEND TAX STATEMENTS TO:

P.O. Box 684, Lapine OR 97739

STATUTORY WARRANTY DEED

Sylvia A. Carpenter [NAME OF GRANTOR], with an address
of 145230 Birchwood Rd, Lapine OR [GRANTOR ADDRESS HERE]

("Grantor"), conveys and warrants to Anthony L. Prater
[NAME OF GRANTEE HERE], whose address is

P.O. Box 684, Lapine OR 97739 [GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances, except
as specifically set forth herein:

Land in Klamath [COUNTY NAME HERE] County,
Oregon, described more particularly as follows:

R-2310 - 036.D0 - 05900 - 000 Acct. No. R142811

SUN FOREST ESTATES, BLOCK 1, LOT 127

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$45,000.00.

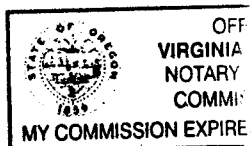
This property is free of liens and encumbrances, EXCEPT: _____

[LIST EXCEPTIONS]

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,

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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.

DATED this 11 day of June, 2018.

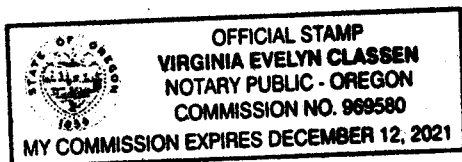
Sylvia A. Carpenter
Grantor

STATE OF OREGON

COUNTY OF Deschutes

} ss.

The foregoing instrument was acknowledged before me on this 11th day of June, 2018, by Sylvia A. Carpenter [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Virginia E. Classen
Printed Name: Virginia E. Classen
Notary Public in and for the State of Oregon