

AmeriTitle
MTC 240622 AM

2018-008207

Klamath County, Oregon

07/10/2018 02:52:01 PM

Fee: \$87.00

After recording return to:

Karen M. Wynne & Kevin Wynne

5132 Villa Dr.

Klamath Falls, OR 97603

Name, Address, Zip

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

Karen M. Wynne & Kevin Wynne

5132 Villa Dr.

Klamath Falls, OR 97603

Name, Address, Zip

802177 PACIF-1557

WARRANTY DEED - STATUTORY FORM (INDIVIDUAL)

Cary Ann Bailey, a single person;

Grantor, conveys and warrants to Karen M. Wynne and Kevin Wynne, as Tenants by the Entirety,

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

Lot 7 in Block 16 of TRACT NO. 1220, FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of 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, 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, 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.

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any. *

The true consideration for this conveyance is \$ 237,000.00 (Here comply with the requirements of ORS 93.030*).

* 2018-2019 Real Property Taxes, a lien not yet due and payable.

Page 2 Warranty Deed – Statutory Form Acknowledgment

Dated this 17th day of May,; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

x Cary Ann Bailey
Cary Ann Bailey

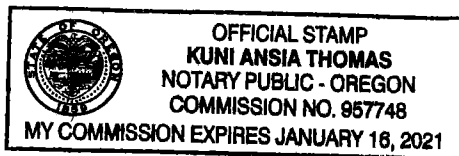
STATE OF OREGON,
County of Multnomah

ss.

Personally appeared on May 17th 2018 the above named Cary Ann Bailey Widowed (fill in marital status) and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

✓ [Signature]
Notary Public for Oregon
My commission expires:



* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration(indicate which)".