



THIS SPACE RESERVED FOR

2018-008216

Klamath County, Oregon

07/10/2018 03:18:00 PM

Fee: \$87.00

After recording return to:

James J Bitterman

PO Box 2701

La Pine, OR 97739

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

James J Bitterman

PO Box 2701

La Pine, OR 97739

File No. 247455AM

STATUTORY WARRANTY DEED

Mary Ann Vasas aka Mary A Vasas,

Grantor(s), hereby convey and warrant to

James J Bitterman,

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:

Lot 21 and Lot 22 in Block 6, Jackpine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, excepting the following;

A parcel of land being a portion of Lots 21 and 22, Block 6, Jackpine Village, all lying in Section 25, Township 23 South, Range 9 East, of the Willamette Meridian and being more particularly described as follows:

Beginning at the most Northerly corner of the above said lot 21, block 6, Jackpine Village; thence along the Northeasterly line of said Lot 21 South 56°52'23" East 250.88 feet to the most Easterly corner thereof; thence along the Southeasterly line of said Lot 21 South 35°25'43" West 180.00 feet; thence leaving said Southeasterly line North 56°54'26" West 243.65 feet to the Southeasterly right of way line of Bills Street; thence along said Southeasterly right of way line North 33°07'37" East 180.00 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R2309-025A0-07900-000

The true and actual consideration for this conveyance is OTHER VALUABLE CONSIDERATION

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:

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

Return To: 

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 7/5/2018 day of July, 2018.

Mary Ann Vasas Mary A. Vasas
Mary Ann Vasas aka Mary A. Vasas

State of OREGON } ss
County of Deschutes }

On this 5th day of July, 2018, before me, Jacqueline M. DeGarmo a Notary Public in and for said state, personally appeared Mary Ann Vasas aka Mary A Vasas, 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.

Jacqueline M. DeGarmo
Notary Public for the State of Oregon
Residing at: La Pine, OR
Commission Expires: January 23, 2021

