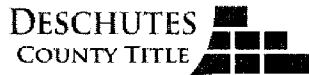


**2018-008367**

**Klamath County, Oregon**

**07/13/2018 11:48:01 AM**

**Fee: \$92.00**



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. DE5210

247718Am

**STATUTORY WARRANTY DEED**

**Richard H. Bridges and Patricia A. Bridges,**

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 80, Block 1, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon.**

**(Map & Tax #R-2310-036B0-6300-000, Account #R140207)**

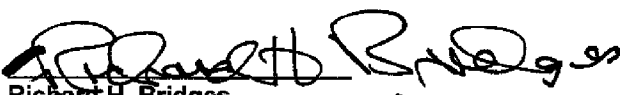
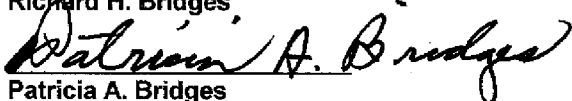
and covenant(s) that grantor is the owner of the above described property free of all encumbrances  
except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if  
any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and 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 **\$24,000.00.**

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: 7/12/18

  
Richard H. Bridges  
  
Patricia A. Bridges

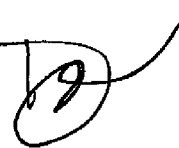
STATE OF California, County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_, personally appeared the above named **Richard H. Bridges and Patricia A. Bridges** and acknowledged the foregoing instrument to be Their voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

Official Seal

Please see attached  
California acknowledgment



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

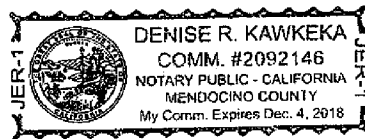
County of MENDOCINO

On 12<sup>th</sup> July 2018 before me, DENISE R. KAWKEKA, Notary Public,  
DATE  
personally appeared Richard A. Bridges & Patricia A. Bridges  
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
SIGNATURE OF NOTARY



THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

DATE OF DOCUMENT 7-12-2018 TITLE OR TYPE OF DOCUMENT Substitute for 1099  
Statutory Warranty  
Deed