



THIS SPACE RESERVED FOR

<p><b>2018-008503</b>  <b>Klamath County, Oregon</b>  07/17/2018 01:22:01 PM  Fee: \$87.00</p>
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After recording return to:  
Carl Stults and Michelle Stults  
90142 Hill Rd  
Springfield, OR 97478

Until a change is requested all tax statements shall be sent to the following address:  
Carl Stults and Michelle Stults  
90142 Hill Rd  
Springfield, OR 97478  
File No. 247030AM

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**STATUTORY WARRANTY DEED**

**Florence A. Parker,**

Grantor(s), hereby convey and warrant to

**Carl Stults and Michelle Stults, as Tenants by the Entirety,**

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:

**Parcel 2 of Minor Land Partition 44-90, situated in the SW1/4 of Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

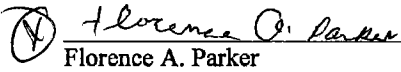
The true and actual consideration for this conveyance is \$120,000.00.

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.**

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 13 day of July, 18.

  
Florence A. Parker

State of Oregon } ss  
County of Lake }

On this 13 day of July, 2018, before me, Cherie L. Davis a Notary Public in and for said state, personally appeared Florence A. Parker, 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.

Cherie L. Davis  
Notary Public for the State of Oregon  
Residing at: Lake County Oregon  
Commission Expires: 7/23/2018

