



After recording return to:

Byron J Werner and Donna J Werner and Nicholas  
Ford Liday  
PO Box 2106  
Jasper, OR 97438

THIS SPACE RESERVED FOR

2018-008614

Klamath County, Oregon

07/20/2018 09:15:01 AM

Fee: \$87.00

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

Byron J Werner and Donna J Werner and Nicholas  
Ford Liday  
PO Box 2106  
Jasper, OR 97438

File No. 237681AM

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#### STATUTORY WARRANTY DEED

**Vern A. Grindy,**

Grantor(s), hereby convey and warrant to

**Byron J Werner and Donna J Werner, as Tenants by the Entirety and Nicholas Ford Liday , with right of survivorship,**

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:

**Lots 11, 12, 13, 14 and 15 in Block 38, Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**EXCEPTING THEREFROM those portions conveyed to the State of Oregon, by and through its State Highway Commission by deeds recorded March 5, 1943 in Deed Volume 153, page 367, and recorded March 25, 1952 in Deed Volume 253, page 583, Deed Records of Klamath County, Oregon.**

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

R-2409-030CA-06400-000  
R-2409-030CA-06500-000  
R-2409-030CA-06300-000

The true and actual consideration for this conveyance is \$85,000.00.

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.**

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 19<sup>th</sup> day of July, 2018.

Vern A Grindy  
Vern A Grindy

State of Oregon } ss  
County of Deschutes}

Ricci L. Nichols RN

On this 19<sup>th</sup> day of July, 2018, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Vern A. Grindy, 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.

Ricci Nichols  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: Feb 04, 2020

