



THIS SPACE RESERVED FOR R

2018-008971

Klamath County, Oregon

07/30/2018 09:37:01 AM

Fee: \$87.00

After recording return to:

Susan J. Brougher and Justin A. Brougher

4710 Daisy Street

Springfield, OR 97478

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

Susan J. Brougher and Justin A. Brougher

4710 Daisy Street

Springfield, OR 97478

File No. 246301AM

STATUTORY WARRANTY DEED

Lynn M. Fredrickson and Rosie M. Fredrickson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Susan J. Brougher and Justin A. Brougher, not as Tenants in Common but with Rights 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:

Parcel 1 of Land Partition 49-07 a Replat of Lot 12, Block 1, Tract No. 1164 situated in the SE1/4 NW1/4 of Section 19, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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

R-3611-01900-00800-000 R337291

The true and actual consideration for this conveyance is \$11,500.00.

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:



246301AM
KC

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 26 day of July, 2018.

Lynn M. Fredrickson
Lynn M. Fredrickson

Rosie M. Fredrickson
Rosie M. Fredrickson

State of Oregon } ss
County of Crook }

On this 26 day of July, 2018, before me, Kellie E Cobb, a Notary Public in and for said state, personally appeared Lynn M. Fredrickson and Rosie M. Fredrickson, 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.

Kellie E Cobb
Notary Public for the State of Oregon
Residing at: Portland
Commission Expires: 12/10/2019

