



Evergreen
Land Title Company

2018-009080

Klamath County, Oregon

07/31/2018 03:04:01 PM

Fee: \$82.00

After recording return to: (Name, Address, Zip)

Evergreen Land Title Company

260 Country Club Road, Ste. 120, Eugene, OR 97401

Until requested otherwise, send all tax statements to:

BRYCE JONAS

84520 Lorane Hwy, Eugene, OR 97405

GRANTOR:

KATHRYN S. INGRAM and JAMES G. INGRAM

370 S. 44th, Springfield, OR 97478

GRANTEE:

BRYCE JONAS and CONNIE JONAS

84520 Lorane Hwy, Eugene, OR 97405

ORDER NO. 18-16563

TAX ACCOUNT NO. R164967

MAP NO. R-2607-001C0-03600-000

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

KATHRYN S. INGRAM and JAMES G. INGRAM, Grantor, conveys and warrants to BRYCE JONAS and CONNIE JONAS, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

Lot 8 in Block 5 of Tract 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record, and 2018-19 property taxes, a lien not yet due or 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.

The true and actual consideration for this conveyance is \$35,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this July 31, 2018

KATHRYN S. INGRAM

JAMES G. INGRAM

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this 31st day of July, 2018, by KATHRYN S. INGRAM and JAMES G. INGRAM.

Notary Public in and for the State of Oregon
My commission expires: _____

