



After recording return to:
Matthew Corlin Freeman
145525 Post Court
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Matthew Corlin Freeman
145525 Post Court
La Pine, OR 97739

File No.: 7064-3104027 (SNB)
Date: July 30, 2018

252016AM

THIS SPACE RESERVED FOR RECORD

2018-010332

Klamath County, Oregon

08/28/2018 01:35:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Jere C. Griffing, Grantor, conveys and warrants to **Matthew Corlin Freeman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 45, Block 1, TRACT NO 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Taxes for the fiscal year 2018-2019 a lien due, but not yet payable.

The true consideration for this conveyance is **\$155,500.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

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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.

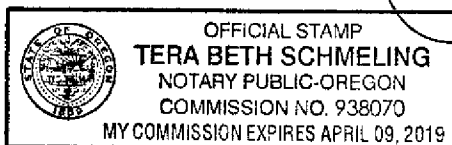
Dated this 27th day of August, 2018.

Jere C. Griffing by Monica J. Olsen as Attorney in fact
Jere C. Griffing by Monica J. Olsen as Attorney
In Fact

STATE OF Oregon)

County of Lane)

This instrument was acknowledged before me on this 27th day of August, 2018
by **Monica J. Olsen as attorney in fact for Jere C. Griffing**.



Tera Beth Schmeling
Notary Public for Oregon
My commission expires: April 09, 2019