

MITC 254072AM
RECORDING REQUESTED BY:

2018-010637

Klamath County, Oregon

08/31/2018 02:11:01 PM

Fee: \$102.00

Western Title & Escrow

360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0161422-TM

Kyle Webb

P.O. Box 982

Waldport, OR 97394

SEND TAX STATEMENTS TO:

Kyle Webb

P.O. Box 982

Waldport, OR 97394

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Larry B. Myers and Greg Walsh and Monica M. Walsh and Jeremy Groesz and Karen J. Myers, Grantor, conveys and warrants to Kyle Webb, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$89,900.00). (See ORS 93.030).

Subject to:

free and clear of encumbrances except all those items of record, if any, as of the date of this deed, including any real property taxes, but not yet 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.

9744411

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/29/18

[Signature]
Larry B. Myers

[Signature] Attached
Greg Walsh

[Signature] Attached
Monica M. Walsh

[Signature] Attached
Jeremy Groesz

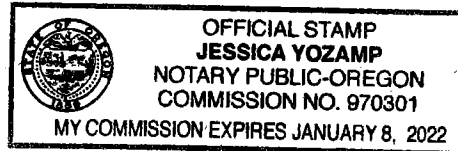
[Signature]
Karen J. Myers

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 8/29/18 by Jeremy Groesz and Larry B. Myers.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1/8/2022



State of Louisiana
County of

This instrument was acknowledged before me on _____ by Karen J. Myers.

Notary Public - State of Louisiana

My Commission Expires: _____

State of California
County of

This instrument was acknowledged before me on _____ by Greg Walsh and Monica M. Walsh.

Notary Public - State of California

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-27-18

[Signature]
Larry B. Myers

[Signature]
Greg Walsh

[Signature]
Monica M. Walsh

[Signature]
Jeremy Groesz

[Signature]
Karen J. Myers

State of Oregon
County of Deschutes

This instrument was acknowledged before me on _____ by Jeremy Groesz and Larry B. Myers.

Notary Public - State of Oregon

My Commission Expires: _____

State of Louisiana
County of _____

This instrument was acknowledged before me on _____ by Karen J. Myers.

Notary Public - State of Louisiana

My Commission Expires: _____

State of California
County of Placer

This instrument was acknowledged before me on August 27, 2018 by Greg Walsh and Monica M. Walsh.

[Signature]
Notary Public - State of California

My Commission Expires: 09-16-2021



STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

/
Larry B. Myers

/
Greg Walsh

/
Monica M. Walsh

/
Jeremy Groesz

Karen J. Myers
Karen J. Myers

Attached

State of Oregon
County of Deschutes

This instrument was acknowledged before me on _____ by Jeremy Groesz and Larry B. Myers.

Notary Public - State of Oregon

My Commission Expires: _____

State of Louisiana
County of Bossier

This instrument was acknowledged before me on August 29, 2018 by Karen J. Myers.

Revreda James
Notary Public State of Louisiana

My Commission Expires: for life

State of California
County of

This instrument was acknowledged before me on _____ by Greg Walsh and Monica M. Walsh.

Notary Public - State of California

My Commission Expires: _____

Deed (Statutory Warranty)
ORD1293.doc / Updated: 05.01.17



REVREDA JAMES, NOTARY PUBLIC
CADDOPARISH, LOUISIANA
MY COMMISSION IS FOR LIFE
NOTARY ID 026503

EXHIBIT "A"

The W1/2 NW1/4 SW1/4 of Section 3, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.