

**2018-010685**

**Klamath County, Oregon**

09/04/2018 10:07:01 AM

Fee: \$97.00



After recording return to:  
John Cammarata  
224 Allen Street  
Myrtle Creek, OR 97457

Until a change is requested all tax  
statements shall be sent to the  
following address:  
John Cammarata  
224 Allen Street  
Myrtle Creek, OR 97457

File No.: 7391-3096821 (KC)  
Date: July 17, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

#### **STATUTORY WARRANTY DEED**

**Roland Theiss and Margaret Theiss as tenants by the entirety, as to an undivided 50% interest and C. W. Lebengood, as to an undivided 50% interest**, Grantor, conveys and warrants to **John Cammarata**, 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:

**SEE EXHIBIT "A" ATTACHED**

**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.

The true consideration for this conveyance is **\$39,000.00**. (Here comply with requirements of ORS 93.030)

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 28 day of August, 20 18.

Roland Theiss  
Roland Theiss

Margaret Theiss by Roland Theiss  
Margaret Theiss  
Theiss  
AI

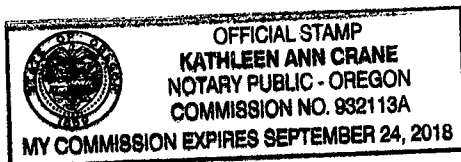
C. W. Lebengood  
C. W. Lebengood

STATE OF Oregon )  
County of Douglas )ss.  
)

This instrument was acknowledged before me on this 28<sup>th</sup> day of August, 20 18  
by **Roland Theiss and C. W. Lebengood.**

Kathleen Ann Crane

Notary Public for Oregon  
My commission expires: 9-24-18



APN: 395717

Statutory Warranty Deed  
- continued

File No.: 7391-3096821 (KC)

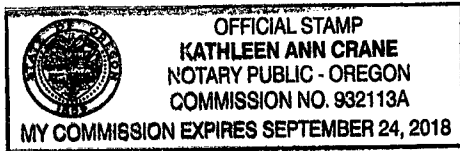
STATE OF Oregon )  
County of Douglas )ss.

On this 28<sup>th</sup> day August, 2018 personally appeared **Roland Theiss**, who being duly sworn (or affirmed), did say that he/she is the attorney in fact for **Margaret Theiss**, and that he/she executed the foregoing instrument by authority of and in behalf of said principal; and he/she acknowledge said instrument to be the act and deed of said principal.

Kathleen Ann Crane

Notary Public for Oregon  
My commission expires:

9-24-18



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 9 in Block 103 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 10 in Block 103 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.