



THIS SPACE RESERVED FOR

2018-010894

Klamath County, Oregon

09/07/2018 12:08:01 PM

Fee: \$87.00

After recording return to:
Tonya A. Sweaney-Wilde
2833 Kane Street
Klamath Falls, OR 97603

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

Tonya A. Sweaney-Wilde
2833 Kane Street
Klamath Falls, OR 97603
File No. 253891AM

STATUTORY WARRANTY DEED

Juanita Walker,

Grantor(s), hereby convey and warrant to

Tonya A. Sweaney-Wilde,

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 2 of Land Partition 2-01, Lot 11, BAILEY TRACTS, in the SW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East, Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$176,000.00.

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.

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 31st day of August, 2018

Juanita Walker
Juanita Walker

By Loretta Jean Walker, Attorney-in-Fact
Loretta Jean Walker, Attorney-in-fact

State of CONNECTICUT ss. QUAKER HILL
County of NEW LONDON

On this 31st day of AUGUST, 2018, before me, ERNEST M. ADAMS a Notary Public in and for said state, personally appeared Loretta Jean Walker known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Juanita Walker, and acknowledged to me that he/she/they subscribed the name of Juanita Walker as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Ernest M. Adams
Notary Public for the State of CONNECTICUT
Residing at: AT LARGE
Commission Expires: 12/31/2019

