

MT 259006AM

Recording Requested By:

Jack Davis
515 E. Main Street
Ashland, Oregon 97520

When Recorded Mail To:

Jack Davis
515 E. Main Street
Ashland, OR 97520

Mail Tax Statements To:

Sherri Shrader
Kent D. Fleetwood
2601 Delta Waters Rd.
Medford, OR 97504

2018-011195

Klamath County, Oregon

09/14/2018 01:02:00 PM

Fee: \$87.00

(This Space for Recorder's Use)

SPECIAL WARRANTY DEED

Amelia Ann Arapoff, Trustee of the Amelia Ann Arapoff Revocable Living Trust, hereinafter referred to as "Grantor", conveys and specially warrants unto Kent D. Fleetwood and Sherri Shrader, not as tenants in common but with right of survivorship, Grantor's undivided cotenancy interest in that real property situated in Klamath County, State of Oregon and described as:

Lot 156 of THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor hereby covenants that title to same is free from encumbrances created or suffered by Grantor.

The true and actual consideration for this transfer is \$20,067.02.

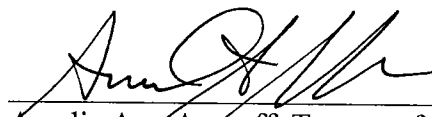
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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

DAVIS, HEARN
ANDERSON & TURNER
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com

87 HLT
Special Warranty Deed -1-

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


DATED this 12th day of September, 2018.



Amelia Ann Arapoff, Trustee of the Amelia
Ann Arapoff Revocable Living Trust

STATE OF OREGON)
) §
COUNTY OF JACKSON)

On this 12 day of September, 2018, personally appeared the above-named Amelia Ann Arapoff, Trustee of the Amelia Ann Arapoff Revocable Living Trust and acknowledged the foregoing instrument to be a voluntary act. Before me:



Notary Public for Oregon
My Commission Expires: 5/31/22



DAVIS, HEARN
ANDERSON & TURNER
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com